



## Edmonton Alberta

\$208,000

EXCEPTIONAL LOCATION! Enjoy maintenance-free living at Californian Manor II, where peace of mind meets effortless convenience. Adult-oriented 55+ building, completely pet-free. This spacious 3rd-floor unit features 2 bedrooms & 2 bathrooms, with bedrooms thoughtfully positioned on opposite sides for privacy. The primary bedroom offers ample closet space and an inviting ensuite. Bright, open living area with a cozy corner fireplace, in-suite laundry, additional storage & a private balcony. Modern updated vinyl tile flooring flows throughout, complemented by crown moulding and in-floor heating. Secure underground heated parking includes a locked storage room and convenient car wash bay. Enjoy building amenities: exercise room, social room with kitchen & library, plus a rentable guest suite. Secure, professionally managed building with cameras, organized activities, and a beautiful foyer. Walking distance to Terra Rosa Shopping Centre, with MIC Medical Imaging, Shoppers, Safeway, Marshalls & plenty more! (id:6769)

Living room 5.71 m X 5.68 m

Dining room 2.74 m X 2.49 m

Kitchen 3.71 m X 2.72 m

Primary Bedroom 3.73 m X 3.39 m

Bedroom 2 3.46 m X 3.45 m

Laundry room 2.44 m X 1.83 m

Listing Presented By:



Originally Listed by:  
Tactic Realty

<https://www.tacticrealty.com/>



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