



## Edmonton Alberta

\$249,854

THE ERICE-EXEMPLIFIES; CONVENIENT, URBAN LIVING IN A CHOICE LOCALE. Enrich Your Life in One of Edmonton's Most Vibrant & Desired Areas. Excellent Locale Satisfies All of Life's Needs with Convenience & Walkability to Schools, Parks, Shopping & Public Transportation (Including Bus & LRT). Ease of Access to the University of Alberta Campus & Whyte Ave. FEATURES: Top Floor Corner Unit. 2 Spacious Bedrooms. 2 Full Baths. The Open Concept Floor & Abundance of Natural Light Invokes a Sense of Space & Openness. Provides a Complete Range of Space, Storage & Functionality. Upgrades Include: Ultra Durable, Contemporary Laminate Flooring. Fresh Paint Tones. Upgraded Back Splash & Some Newer Bathroom Fixtures. Additional Features: Condo Fees Include Heat & Water. In-Suite Laundry. West Facing Balcony. Natural Gas Fireplace. Covered Parking Stall. 2 Dogs Allowed-Up To a Maximum of 80lbs Combined. BBQ's Permitted on Balcony's. Exemplifies Academic Excellence Meets Urban Energy. The Pulse of the City, Steps from Campus (id:6769)

Living room 5.72 m X 3.41 m

Dining room 2.87 m X 3.59 m

Kitchen 2.85 m X 3.42 m

Primary Bedroom 4.5 m X 3.45 m

Bedroom 2 2.94 m X 3.42 m

Laundry room 2.32 m X 1.8 m

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

<http://www.realpropertypros.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.