



## Edmonton Alberta

\$499,900

Stunning Downtown and Ravine views from this 1,148 sq ft 2 BR/ 2 bathroom unit in highly desirable Edge at Larch Park. The moment you enter the property you will be impressed by the stunning location backing onto MacTaggart Ravine and adjacent to kilometres of walking and nature paths. The unit itself is a show stopper! High end finishings throughout including Luxury Vinyl Plank flooring, quartz counters in the kitchen, both bathrooms and laundry room. Stainless steel appliances, an abundance of cabinets including a bar area, and an electric fireplace with tile surround in the living area. There is a 4 piece ensuite off of the large primary bedroom and an incredible walk in closet. Unparalleled amenities including a chefs kitchen, owners lounge, gym, yoga studio, games room, pet spa, art / craft room, library, fire pit area, roof top patio and 2 guest suites. Titled underground parking stall with storage cage. Enjoy a carefree lifestyle in this fabulous building and location. Welcome home! (id:6769)

Living room 4.06 m X 3.66 m

Dining room 2.62 m X 6.48 m

Kitchen 3.16 m X 5.64 m

Primary Bedroom 3.87 m X 3.84 m

Bedroom 2 3.92 m X 3.03 m

Laundry room 1.47 m X 2.34 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://www.brantpylypa.com/>



**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.