



## Edmonton Alberta

\$158,888

Top-floor living with unbeatable value! This bright and spacious 1-bedroom unit in Promenade Eaux Claires offers an open-concept layout with great natural light and a sunny south-facing covered balcony. The kitchen features plenty of cabinetry, a walk-around island, and flows effortlessly into the large living area, complete with a cozy corner gas fireplace and balcony access. The oversized laundry/storage room adds convenience and flexibility, while the 4-piece bathroom and generous bedroom complete the suite. Enjoy in-suite laundry, central air conditioning, and one titled above-ground parking stall visible from the unit. The building offers fantastic amenities including a fitness centre, social room with games and lounge areas. Condo fees include heat and water. All this in a prime location close to shopping, public transit, Anthony Henday, and every convenience. A great opportunity to own or invest in this well-managed north Edmonton community. (id:6769)

Living room 4.54 m X 2.97 m

Dining room 6.22 m X 1.8 m

Kitchen 4.55 m X 2.23 m

Primary Bedroom 3.94 m X 3.58 m

Laundry room 2.26 m X 2.71 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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