



## Edmonton Alberta

\$199,900

TOP FLOOR, CORNER UNIT with South-facing balcony in Eaux Claires. If good things come in 2's, you've found what you're looking for: 2 large BEDROOMS | 2 BATHROOMS | 2 TITLED PARKING STALLS! This FRESHLY PAINTED unit is flooded with light the moment you enter. Luxury vinyl plank flooring has been installed at the entry & flows seamlessly into the kitchen, complete with KitchenCraft cabinetry, island & under-mounted lighting. The living room features a gas fireplace & great views over the treetops. This floor plan is perfect for roommates - each bedroom is on opposite sides of the unit. The large primary bedroom has a walk-through closet (complete with organizers) to its 3PC ensuite. The 2nd bedroom is just steps from an additional 4PC bathroom. The IN-SUITE LAUNDRY is housed in a huge (functional) storage room. AIR CONDITIONING completes this perfect unit along with 1 UNDERGROUND parking stall + 1 surface parking stall. Close to all amenities, steps to Nameo Centre & easy access to the Anthony Henday! (id:6769)

Living room 3.53 m X 3.72 m

Dining room 3.78 m X 3.4 m

Kitchen 3.44 m X 3.34 m

Primary Bedroom 4.06 m X 3.38 m

Bedroom 2 3.7 m X 3.38 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.