



## Edmonton Alberta

\$347,500

RARE! TOP FLOOR 2 Storey unit, w/ a DOUBLE, heated TANDEM GARAGE. Located in River Bend, this is a MASSIVE unit at 1720 sq/ft but that's just the start! Off the entry is an ample in suite LAUNDRY room w/ EXTRA STORAGE. A few steps away is a LARGE DEN perfect for a HOME OFFICE! A 3 piece bath services guests & the 2nd bedroom. Cook in the SPACIOUS kitchen w/ an EAT IN NOOK, tons of windows to bring in the NATURAL LIGHT & a balcony to enjoy morning coffee or BBQ's w/ a RELAXING view. Eat in the dining room or entertain in the living room & keep COZY w/ a corner gas FIREPLACE. The master has an area for a window seat or small desk, WALK-IN CLOSET & a full ensuite. Upper floor is a LOFT & can be used as a bonus room w/ a full bath, closet area & opening that OVERLOOKS the main floor. Parking for 3! Enjoy your own HEATED, ATTACHED GARAGE accessible from the common area & another outdoor stall for guests! GYM, a SOCIAL ROOM and more! Best floor plan in the building, its HUGE! See it you'll LOVE this place! (id:6769)

Living room 4.36 m X 4.07 m

Dining room 6.26 m X 5.24 m

Kitchen 5.78 m X 3.07 m

Den 2.5 m X 2.71 m

Primary Bedroom 8.38 m X 3.44 m

Bedroom 2 3.83 m X 3.52 m

Laundry room 2.64 m X 1.65 m

Bonus Room 5.19 m X 6.53 m

Storage 2.64 m X 0.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.ryandutka.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.