



## Edmonton Alberta

\$615,000

SPECTACULAR RIVER VALLEY VIEW from this 1559 sq.ft. 2 bedroom 2 bathroom CORNER UNIT conveniently located with the river valley trails & the LRT at your doorstep, close to shopping, Ice District & U of A. This unit features 9' ceilings, floor to ceiling windows, a spacious south facing balcony with a gas BBQ outlet & a double sided gas fireplace to enjoy in the living & dining areas. The Chef's kitchen has nutmeg color cabinetry with plenty of storage, granite tile countertops, S/S appliances & access to a northwest facing balcony. The 4 piece main bathroom is next to the 2nd bedroom. The primary suite has a 3 piece bathroom with a large walk-in steam shower & large space for a walk-in closet that is currently used as an office. U/G PARKING & an extra storage locker. This is a Green building with high efficiency heating & air exchange, new ERV fresh air system, vision wall 4 pane windows, & new elevators. Fitness & party room, social room, guest suite, car wash & workshop. PET FRIENDLY. (id:6769)

Living room 7.3 m X 4.89 m

Dining room 4.55z3.10

Kitchen 3.88 m x Measurements not available

Den 3.49 m X 2.44 m

Primary Bedroom 5.4 m X 4.36 m

Bedroom 2 3.73 m X 3.14 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



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