



## Edmonton Alberta

\$265,000

UNIQUE - 2 SEPARATE SUITES IN 1! So versatile with living options for extended family member, long term guests, or even a renter. Upon entering the main shared mud room, is a common laundry area & space for coats & shoe rack. The door to the left is the main 1 Bedroom + Den suite complete with 1 full bath, large island kitchen with pantry & a generous living room for entertaining. The primary bedroom has a patio door to balcony & spacious closet. The door straight ahead offers a separate Bachelor unit complete with a large living/bdrm space, full bath & small kitchenette with standard size fridge, sink & cabinetry (no stove). Both suites feature 9 foot ceilings, their own balcony and A/C. Need parking space? No problem - 3 TITLED PARKING STALLS - 2 UNDERGROUND (1 with storage cage) & 1 SURFACE. Bldg. offers social room & guest suite, plus a separate State-of-the-Art Recreation Facility with indoor pool, sauna, hot tub, full gym, HUGE party room for large gatherings (weddings etc) & outdoor space as well. (id:6769)

Living room 5.09 m X 3.72 m

Dining room 2.49 m X 4.25 m

Kitchen 2.73 m X 4.72 m

Den 2.2 m X 2.39 m

Primary Bedroom 3.72 m X 3.61 m

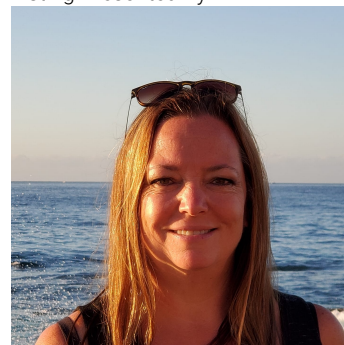
Bedroom 2 4.79 m X 3.77 m

Mud room Measurements not available

Laundry room 1.66 m X 1.84 m

Other 3.1 m X 2.01 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**RE/MAX River City**

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