



## 1037 109 Street Edmonton AB

\$299,900

Executive half-duplex condo in superb location! Like a larger house with double garage, but all perks of condo living in a small and friendly complex. Double front door to foyer. Office/den right of main entrance. Upgraded kitchen with nook and upper cabinets to the ceiling. FORMAL DINING ROOM area. Bright and open massive living room with extra windows has vaulted ceiling and is enhanced with wood burning fireplace. MAIN FLOOR MASTER BEDROOM with luxurious 5 pcs ensuite and 2 closets! Main floor laundry. Upper floor boasts spacious loft/bonus room, second bedroom and 4 pcs bathroom. Another bathroom in partially finished basement. 2 furnaces and CENTRAL AC. Double garage is fully finished. LOCATION of the complex is AMAZING! Across of Big Bear Park and Tomas Opalinski park with Bearspaw Lake! WALK to Blackmud Creek Ravine! Quiet location, small 30 units complex with beautiful grounds, but quick access to Anthony Henday, LRT, YMCA and rec complex via 111 St. Aprox. 20 min to YEG International Airport too!

Listing Presented By:



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