



## 1003 Gault Boulevard 106 Edmonton AB

\$269,900

Are you looking for peace and quiet & serenity? Then look no farther! This ground floor unit fronts onto a peaceful walkway. The building is constructed of concrete & steel (no wood), so you never hear your neighbors. Take a stroll around Patricia Pond and view our Canadian Armed Forces Memorial Promenade area. Sit down on the benches and watch the water fowl. Once you walk inside the air conditioned unit, you will find an open concept kitchen/living area complete with a small island, electric fireplace, granite counter tops & s/s appliances. The master bedroom has a walk through closet and a 3 piece ensuite with a full size walk in shower. There is a second bedroom and a 4 piece bathroom. This unit also comes with a titled underground parking stall and storage area. The building features a workout area, a beautiful courtyard with a gazebo, and a roof top patio. Walking distance to shops & transit. All the furniture can be included in the sale as well!

Listing Presented By:



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