



## 11415 41 Avenue 201 Edmonton AB

\$105,000

Experience modern comfort and convenience in this charming Cedarbrae Gardens condo with only 1 neighbour on the second floor facing the quiet street. Boasting over 800 square feet, the spacious open floor plan includes one bedroom PLUS an open den. The unit features newer carpeting, vinyl windows, a covered deck, and a partially updated kitchen, offering both style and functionality. The building itself has undergone significant improvements, with redone lobbies, vinyl windows, and the added convenience of in-suite laundry. Residents can enjoy a range of amenities, including an onsite caretaker, walking paths, a gazebo, a well-equipped gym, a guest suite, and a relaxing sauna. The maintenance fee covers heat and hot water, providing worry-free living in this desirable community. Nearby Malls, Grocery, LRT, Schools, Dining, Medical, Dental and Chiropractic Offices. 1 dog and 1 cat allowed with approval.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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