



10330 104 Street 301 Edmonton AB

\$499,900

Unique split level in sought after EXCELSIOR located in the heart of the ICE DISTRICT. For personal stay, or as great revenue property. Desirable SE corner unit with large windows, boasting an abundance of sunlight, & incredible views of the downtown skyline. Modern open floor plan with 14' high ceilings that afford the flexibility for the construction of a second level. Suite offers a spacious kitchen, large closets, in-suite laundry, unique red brick and stone-grey feature walls throughout. Master bedroom is secluded, & features walk-in closet & en-suite bathroom. Dining room hosts impressive double patio doors allowing for open access to a charming balcony. Other features include, central A/C and heating HRV, newly installed forced air, hardwood floors, basement storage, and indoor heated parking. Pet friendly. Located across from Rogers, the LRT, grocery stores, the river valley, restaurants, shopping centres, movie theatres, and the farmer's market. Make the move today and live the dream downtown.

Listing Presented By:



Originally Listed by:
Century 21 Masters

sally@sallymunro.com
<http://www.sallymunro.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net