



## 10631 105 Street 403 Edmonton AB

\$100,000

Top floor, corner unit, w/ 907sq ft of upgraded living space! Located walking distance to Rogers Arena/LRT, Macewan University, and all that downtown living has to offer! This 4th floor, 2bed/1bath features: laminate & tile flooring, new counter tops, new stove & dishwasher, in suite washer/dryer, plus much more...From the moment you enter, you're greeted by a wide open entrance, to your left is the galley style kitchen that opens to the eating area & living room. The living room has plenty of space & gives access to the east facing balcony, w/ great views of Rogers arena & downtown! Both bedrooms have enough space for a king sized bed, & both feature ceiling fans! There's extra storage space in the laundry room, a full 4pc bathroom & vinyl windows throughout complete the suite. Condo fee's are \$524.36/mth, incld: heat, water, 1 energized parking stall (& 2 visitor stalls available for your guests) & 2023 taxes are \$1,110.07. The entire space exudes comfort & relaxation...you're really going to love this one!

Listing Presented By:



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