



## 17150 94A Avenue 411 Edmonton AB

\$207,500

Welcome to this amazing 2 bedroom, 2 bathroom, top floor unit in the quiet, 50+ building of the Californian Manor II. Open the front door to a spacious foyer, newer laminate flooring and bright south facing windows. To the left of the entrance is a large laundry/storage room, and the guest quarters, with second bedroom and 4 pc bathroom. The open concept living area features a gas fireplace, eating area, and bright kitchen with newer appliances and countertops. Then, past the living room is the primary bedroom, with walk through closet and 3 pc ensuite. Features a great layout with in floor heating, and two central a/c units - one controlling the living areas, one controlling the primary bedroom, and one underground heated parking stall with storage cage. Conveniently located close to shops, WEM Mall & transportation. Features of the complex include visitor parking, car wash, guest suite, exercise room, social room, and has an active social club. This is a great unit in a great building.

Listing Presented By:



Originally Listed by:  
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