



## 9517 160 Avenue 411 Edmonton AB

\$169,900

Exceptionally exclusive in Eaux Claire. This top floor unit offers luxury living with an unbeatable price tag. Located on the only floor with 9' ceilings, this 1 bedroom + 1 bathroom unit provides a modern, open concept floor plan that's perfect for a first time home buyer, empty nester, or investor. The functional kitchen exemplifies minimalistic contemporary design with earth tone cabinets, quartz countertops, and stainless steel appliances. The primary room is spacious with a large closet and direct access to the full bathroom. Enjoy the warmth of summer on your maintenance free balcony with a convenient natural gas BBQ hook up. Additionally, this suite includes it's own stacked laundry with an extra storage area. Special features include: 1 titled underground parking stall, in-floor heating, HRV, oversized parking, and it's conveniently located next to the exit staircase. Direct access to Yellowhead, 97th street, and Anthony Henday. Walking distance to schools, groceries, and Eaux Claire Bus Station.

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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