



## 4101 50 Street 201 Beaumont AB

\$237,040

Welcome to the PLACE DU CANAL ESTATES. One bedroom + 1 bathroom with a great open floor plan. The kitchen features white cabinets, quartz countertops & an island with 4 drawers. The living area is open to the kitchen & dining area and feature a glass door to the large covered balcony two storage areas. The spacious primary suite is off the living area w/a 4pce en-suite. Not to be missed is the in-suite laundry area. This unit is designed for residents with physical disabilities featuring wider doorways & a larger bathroom. Included with the unit is an air conditioner, blinds and one parking stall in the heated parkade-which is ground level. On the first level you'll find the social room, 2pce powder room, fitness room & workshop. The building includes elevator access and a comprehensive sprinkler and fire alarm system. Superior materials and construction methods (such as the eight inch-concrete floors and dual wall systems). Located close parks & walking paths. No more shoveling or mowing!

Listing Presented By:



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