



## 4101 50 Street 206 Beaumont AB

\$299,280

Welcome to the PLACE DU CANAL ESTATES. This south facing suite is a comfortable 903 sq ft, 1 Bed/1 Bath w/a great open floor plan. The kitchen features white cabinets, quartz countertops & an island w/4 drawers. The living area is open to the kitchen & dining area and feature a glass door to the large south facing, covered balcony w/a storage area, overlooking the park. The spacious primary suite is off the living area w/a 4pce en-suite. Not to be missed is the laundry room. This unit is designed for residents with physical disabilities. 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:



Originally Listed by:  
Royal LePage Gateway Realty

natalie@royalpage.ca  
<http://www.nataliemacquarrie.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)