



## Edmonton Alberta

\$299,000

LOCATION, LOCATION! The possibilities are ENDLESS to transform this unique, CORNER UNIT, 3 storey LOFT STYLE Townhouse with CENTRAL A/C to whatever suits your needs. Superior STC 66 Decoupled Soundproofing Wall System. OUTSIDE entry to main floor with DIRECT access to your secure UNDERGROUND parking space (with locked storage) kitchen with GRANITE countertops, SS appliances, a 2 piece bath with laundry, dining / living space. 2nd level has a 3 piece bath, cozy gas fireplace, and the space can be used as a 2nd BEDROOM, an office/den, FAMILY ROOM or a combination of.. also a balcony. 3rd level LOFT Primary Bedroom with wall to wall mirrored closet, 4 piece ensuite bath and a large balcony to enjoy those evening sunsets. BBQ gas line on main Close to Mill Creek Ravine, Whyte Ave, U of A, Downtown, restaurants, shopping, public transportation, Kinsmen, trails and so much more! Neutral paint, newer laminate flooring, tile in bathrooms and carpet only on stairs. Some pictures virtually staged. (id:6769)

Dining room 15'3" x 15'3"

Kitchen 11'2" x 8'

Living room 20'1" x 13'3"

Den Measurements not available

Primary Bedroom 16'10" x 16'7"

Bonus Room Measurements not available

Listing Presented By:



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Limited

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