



Edmonton Alberta

\$239,900

Motivated seller just updated this CORNER unit with BRAND NEW LVP throughout. This SUPER RARE 3 BEDROOM + DEN is perfect for your student attending Grant MacEwan or the University as this unit and building is located on the corner of Stony Plain Rd (aka 104 Ave) and 117 Street, which makes taking transit a breeze. There is so much space in this 1,294 sq.ft unit. Upon entering, the den is to your left and it can also double as a storage room if you desire. Then you can either branch off to the left where you'll find two of the bedrooms (one has an ensuite), a full bathroom, and a laundry ROOM (not just a closet), or branch off to the right where you'll find the spacious kitchen with island, dining area with chandelier, living room with fire place, and the HUGE 3rd bedroom with walk-in closet. Plus there is underground parking, and extra parking on the front street. This location really cannot be beat as you're right across from Unity Square which has numerous restaurants, shopping options, and more! (id:6769)

Living room 4.20 x 2.20

Dining room 1.75 x 2.96

Kitchen 2.61 x 2.94

Den 1.93 x 2.36

Primary Bedroom 3.32 x 3.57

Bedroom 2 2.88 x 3.49

Bedroom 3 3.42 x 5.19

Laundry room 2.39 x 1.33

Listing Presented By:



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