



## Edmonton Alberta

\$499,800

SPECTACULAR RIVER VALLEY VIEWS from this 1915 sq.ft. 2 bedroom + den, 2 bathroom condo in the sought after LEMARCHAND TOWER conveniently located close to the river valley trails, transportation & quick access to shopping, restaurants, coffee shops, the Brewery & Ice Districts. RENOVATED unit with a gourmet kitchen open to the living area featuring cherry wood cabinetry with plenty of pull out drawers offering lots of storage, a raised eating bar, granite countertops, built-in desk & a walk-in pantry. Formal dining room. The living area has a corner electric fireplace & built-in cabinets for the TV with pull out drawers. Double french doors to the den. The 2nd bedroom is across from the 4 piece bathroom. The spacious primary bedroom suite has a walk through closet to the 5 piece ensuite bathroom that has a jacuzzi tub & walk-in shower. Crown moulding throughout, hardwood flooring, carpeting in the bedrooms. 2 large U/G PARKING with storage over 1 stall. Guest suite, party room w a patio. Shows well (id:6769)

Living room 6.61 m X 4.57 m

Dining room 4.09 m X 2.12 m

Kitchen 6.55 m X 2.96 m

Den 4.92 m X 3.06 m

Primary Bedroom 6.45 m X 3.64 m

Bedroom 2 3.94 m X 3.59 m

Listing Presented By:



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