



## 11716 100 Avenue 114 Edmonton AB

\$238,900

LOCATED ON THE HIGHLY DESIRED, AND VERY SOUGHT AFTER VICTORIA PROMENADE, THIS 2 BED & 2 BATH UNIT PROVIDES GREAT VIEWS AND EVEN BETTER AMBIANCE. Have the DOWNTOWN CORE and The RIVER VALLEY all at YOUR DOORSTEP; TRULY THE BEST OF BOTH WORLDS. This unit offers a VERY SPACIOUS FLOOR PLAN, LAMINATE FLOORING, LARGE BEDROOMS, AND TONNES of STORAGE. Living room features a CORNER GAS FIREPLACE perfect for our long and cold Edmonton winter's and SOOTH FACING VIEWS OF THE PROMENADE & RIVER VALLEY. Kitchen is spacious and offers a TILE BACK-SPLASH as well as a raised EATING BAR. Dining area is EXTREMELY SPACIOUS and PERFECT FOR ENTERTAINING and large family gatherings. The MASTER BEDROOM features a LARGE WALK-IN CLOSET, 4 PIECE ENSUITE and offers ACCESS TO THE PATIO as well. Walking distance to the shops on 124 STREET, THE BREWERY DISTRICT, MACEWAN UNIVERSITY, THE ROYAL GLENORA CLUB and only a short hike across the river to WHYTE AVE and THE UNIVERSITY OF ALBERTA. Storage locker provided as well.

Listing Presented By:



Originally Listed by:  
Sable Realty

sgwilliam@sablerealty.ca  
<https://www.shanegwilliam.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca