



## 12308 85 Street Edmonton AB

\$350,000

Stylish 1,633 sq.ft. 3-bedroom, 2.5-bath in self-managed condo with only \$107 monthly fees! Bright and sunny main floor has gorgeous engineered hardwood floors throughout, a spacious living & dining area, and 2-pc bath. Modern peninsula-style kitchen has excellent storage and prep space, S/S appliances and bar seating. Upper floor has 2 bedrooms, including the primary suite with walk-in closet and ensuite. Finished basement has rec room, additional bedroom, and 3-pc bath. Fully fenced with a private, sunny, west-facing deck and oversized garage. Updates/features include modern light fixtures, new bath, tankless hot water heater, Hi-Velocity Hydronics heating system, soundproof insulation, and central vac. Great location close to LRT, NAIT and Grant MacEwan. Available for immediate possession, and guaranteed clean for your move-in date. See REALTOR site for details.

Listing Presented By:



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