



## 7805 71 Street 149 Edmonton AB

\$229,900

Modern living at its best! Urban Village offers the perfect blend of style, location & affordable living. This spacious 900 sqft 2 BEDROOM / 2 FULL BATH has well designed floor plan maximizing living space & privacy w/ the bdrms on opposite ends of the unit. Open floor plan of the upgraded kitchen & living room offers a great space to live & entertain. Patio doors open up to your large outdoor patio - great space to visit, BBQ - way better than just a tiny balcony! Primary bdrm features walk-in closet & 3 piece ensuite washroom. 2nd bdrm has access to a 4 piece bathroom so everyone can get ready. In suite laundry is another great amenity to be thankful for. EXTRA BONUS: 2 TITLED PARKING STALLS: ONE HEATED UNDERGROUND WITH STORAGE & ONE ABOVE GROUND - terrific for multi-car family or roommates. Affordable condo fees include heat & water. AMAZING AMENITIES building including a SOCIAL ROOM & POOL. This superb location has great access to everywhere - downtown, Whyte Ave, Sherwood Park. Don't miss out!!

Listing Presented By:



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