



## Edmonton Alberta

\$314,900

Live in style at the prestigious Illuminada III! This upscale 1 bed + den unit is packed w/ upgrades & offers a rare blend of luxury, function, & location. The sleek kitchen features granite counters, S/S appliances & an eating bar, all overlooking a sunlit living room w/ a cozy fireplace. Step out to your MASSIVE 343 sqft PRIVATE PATIO--a true outdoor oasis w/ gas BBQ hookup & water tap, ideal for entertaining or unwinding. The spacious primary boasts a spa-inspired 3pc ensuite, while the den adds flexibility as a home office or guest space. Extras include a 2pc bath, in-suite laundry w/ added storage, A/C, new heat pump (2024), newer laminate floors (2018), LED lighting, updated shower (2018), new carpet (2023) & fresh paint. Titled underground parking adds convenience in this sought-after, well-maintained building. Steps to fine dining, shops, transit, river valley trails & Victoria Golf Course--this is elevated downtown living at its best! (id:6769)

Living room 4.08 m X 4.03 m

Dining room 2.41 m X 2.02 m

Kitchen 3.32 m X 2.65 m

Den 3.14 m X 2.2 m

Primary Bedroom 4.8 m X 3.06 m

Laundry room 2.22 m X 1.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.robleishman.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)