



## 17151 94A Avenue 218 Edmonton AB

\$169,900

Welcome to The Californian! This must see 2 bed, 2bath unit w/in-suite laundry, titled, secured underground - heated parking stall w/private storage room. The generously sized primary bedroom provides so much storage in the double sided walk through closet that leads into a large 3pc ensuite. The second bedroom is just off the living room with double french doors, large closet and overlooks the courtyard. The open concept living room, dining room and kitchen, area hosts sizeable gas fireplace, large windows that bring in so much natural light and access to the North facing balcony with a natural gas line! Conveniently located close to so many amenities: West Edmonton Mall, Terra Losa Shopping Centre, Misericordia Hospital, multiple bus stops are just steps from the building. This complex is a no pet, adult only, extremely well maintained and is professionally managed. Condo fees include cable, in-floor heating, water&sewer. The social room and library are available for your enjoyment.

Listing Presented By:



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