



Edmonton Alberta

\$369,900

Quality concrete building in the heart of Edmonton, across from a splashpark, situated between river valley trails and Brewery District. Walking distance to future Valley Line LRT station "The Yards" on 116 St and 104 Ave. Unit features beautiful gleaming engineered hardwood floors. Kitchen as a peninsula breakfast bar. This corner unit faces SE, so it has plenty of sunlight. Being 3rd floor has great views and privacy looking over the top of the neighboring building. 2 bedrooms plus a flex room (has a window but no closet). Primary bedroom has a walkthrough closet with mirrored doors, and spacious 5 piece ensuite. 2nd bedroom has a cheater door with main bathroom. Laundry and storage room has a stackable washer and dryer. Living room has corner fireplace and leads to the wrap around deck. 2 tandem underground parking stalls as well as a separate storage locker #13 in a separate secure room. Location is hard to beat. (id:6769)

Living room 3.79 m X 4.74 m

Dining room 2.92 m X 2.72 m

Kitchen 3.58 m X 3.3 m

Den 3.96 m X 3.26 m

Primary Bedroom 4.21 m X 3.47 m

Bedroom 2 3.71 m X 3.54 m

Laundry room 3.09 m X 1.62 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://www.art-homes.ca/>

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