



## 10915 21 Avenue 303 Edmonton AB

\$265,000

Fabulous LOCATION! SE corner condo unit, with a wrap-around deck overlooking a park - a peaceful, private setting. Yet out the front lobby doors you're in walking distance to a variety of amenities including health care professionals, grocery stores, coffee shops, retail, take-out, and restaurants. Also public transit right out the front door, or a 10 minute walk to the Century Park LRT station. The condo is spacious and bright with lots of windows, in-floor heating and an AC wall unit in the living room. Two bedrooms, two full baths, a well-appointed kitchen, and large living and dining room areas. The complex offers a variety of amenities including a 4th floor social room, 3rd floor exercise room, 2nd floor games & craft room, main floor library and car wash bay and workshop in the parkade. 55+ complex. No pets allowed. CONDO FEES CURRENTLY INCLUDE CABLE AND WILL REDUCE TO \$685.54 IN MARCH 2025 WHEN OWNER RESPONSIBLE FOR THEIR OWN CABLE!

Listing Presented By:



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