



## Edmonton Alberta

\$325,000

TOP FLOOR FULL A/C, PET FRIENDLY 1Bdrm & DEN/2nd BEDROOM, 2-FULL BATH Condo with 1169Sq.Ft of Living Space in THE LANDING 9803 with only 15 units in this Building! Upon entry in your 3rd Floor OPEN PLAN Condo with a tiled entryway with a DEN/2nd BEDROOM to the right & a full 3pc BATH! The Kitchen has 5-Black Appliance w/a Raised Eating Bar Island along with a oversized corner WALK-IN PANTRY & HARDWOOD in the Dining area for 6+Guests & a 2-SIDED FIREPLACE in the Living Room w/a Garden Door onto your L-Shaped Balcony w/a GAS BBQ HOOKUP Facing SOUTH! The Primary Bdrm has an 18ft VAULTED CEILING with a WALK-IN CLOSET & A SIDE CLOSET into the 4pc ENSUITE with a 6ft TUB/SHOWER. There is 1-Undrground Heated #16 Stall w/a #121 STORAGE CAGE. The complex has an Exercise Room, Woodshop, & Social Room with a 5min walk to the River Valley, Bike Trails, & The Muttart Conservatory w/a quick BUS or LRT ride to our Downtown & Beyond. CONDO FEES INCLUDE ALL UTILITIES...ELECTRICITY, HEAT, WATER & SEWAGE, GARBAGE & PARKING (id:6769)

Storage 4 m X 8 m

Living room 5.45 m X 4.38 m

Dining room 3.37 m X 2.48 m

Kitchen 3.43 m X 3.24 m

Primary Bedroom 4.75 m X 3.63 m

Bedroom 2 3.55 m X 2.88 m

Laundry room 1.72 m X 1 m

Utility room 2.02 m X 1.48 m

Pantry Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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