



## Edmonton Alberta \$275,000

\*\*BRAND NEW VINYL PLANK FLOORING & PAINT IN THIS TOP FLOOR FULL A/C, PET FRIENDLY, 15-UNIT BUILDING, 1Bdrm & DEN/2nd BEDROOM, 2-FULL BATH Condo with 1169 Sq.Ft of Living Space in THE LANDING 9803! Upon entry of this 3rd Floor OPEN PLAN Condo with a tiled entryway w/a DEN/2nd Bdrm 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, & Dining area for 6+Guests w/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 w/a WALK-IN CLOSET & A SIDE CLOSET into the 4pc ENSUITE, 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 & quick BUS or LRT 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

Den 3.55 m X 2.88 m

Primary Bedroom 4.75 m X 3.63 m

Bedroom 2 Measurements not available

Laundry room 1.72 m X 1 m

Utility room 2.02 m X 1.48 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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