



## Edmonton Alberta

\$217,700

Adult 18+only and pet free building. Ideally located within an 8 minute commute to downtown with easy access through the city on nearby Wayne Gretzky Dr. Well kept & exceptionally tidy this 2 bedroom unit features newer luxury plank flooring & fresh paint. Large open great room with south facing balcony (gas hook up for BBQ). Oak kitchen with new dishwasher and microwave. In-suite laundry & new air conditioning. In-floor heat reduces dust & eases allergies. Spacious 5 pc bath with jetted whirlpool tub & separate easy-entry stall shower is ideal for those with mobility issues or those who just enjoy ample unhindered space. Large walk-in closet in primary bedroom. Amenities include exercise room, hobby room, social room, library with cozy gas fireplace, guest suite for visitors & underground car wash. 2 parking stalls included, 1 underground with secured storage locker & 2nd surface level stall. Condo fees include heat and water. Close to shopping, banking, dining, golf course & river valley. (id:6769)

Living room 3.95 m X 3.68 m

Dining room 2.81 m X 2.77 m

Kitchen 2.76 m X 2.56 m

Primary Bedroom 4.5 m X 3.34 m

Bedroom 2 4.26 m X 2.59 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.andyv.ca/>

**RE/MAX Elite**

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