



## 13450 114 Avenue 316 Edmonton AB

\$212,000

Welcome to CALIFORNIAN MANOR...adult 50+ living in one of the best floor plans in the building. UPGRADED and MOVE-IN ready, this open concept 2 bedroom (1 bed + den), 2 bath unit boasts new vinyl plank flooring, new carpet in primary bedroom, new vanity countertops and fixtures in both bathrooms and slip resistant tile in ensuite bath, a modern kitchen with white cabinets and stainless steel appliances, freshly painted throughout, new washer and dryer, new pantry/storage shelving system, new gas fireplace, and Hunter Douglas blinds. This corner unit features a generous sized west facing balcony with retractable screen, in-floor heating, A/C, crown mouldings, in-suite laundry, and a titled underground parking stall (close to the elevator) with 3' X 8' storage unit. Building amenities offer a social/party room, hobby room, gym, guest suite, and car wash. Located only steps to Westmount Shopping Centre, Safeway, Home Depot, medical, banks, restaurants, shopping, Woodcroft library, and public transportation.

Listing Presented By:



Originally Listed by:  
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