



## Edmonton Alberta

\$191,000

Wonderfully priced 2 bedroom, 2 bathroom unit with in-suite laundry in Promenade Eaux Claires. NEW carpet, NEW vinyl in the bathrooms, NEW trim/baseboards, New lighting and a NEW paint job!! The large primary bedroom has a walk through his & her closet to the full ensuite bathroom. The 2nd bedroom is a generous size and it's located next the a 2nd full bathroom and a handy linen closet. The kitchen/living room connection is perfect for hosting/entertaining. Having the south facing balcony with the gas BBQ hook up could lend itself to more enjoyable evenings on the deck. On the hot summer days, you can turn on the AIR CONDITIONER and get some relief inside. A single, Heated underground TITLED parking stall is an ideal perk that comes with the unit. Condo fee includes: WATER and HEAT. The building is exceptionally well kept and includes a GYM, a GUEST SUITE and a GAMES ROOM. Excellent location as it's near to shopping, restaurants, trails, transit and the Anthony Henday is 3 minutes away. (id:6769)

Living room 3.73 m X 4.05 m

Dining room 2.32 m X 2.95 m

Kitchen 2.41 m X 2.3 m

Primary Bedroom 3.39 m X 2.93 m

Bedroom 2 3.39 m X 3.25 m

Laundry room 1.49 m X 1.73 m

Listing Presented By:



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