



## Edmonton Alberta

\$445,000

LAKE VIEWS! Meticulously maintained 2 bedrooms, PLUS DEN boasting over 1,300 sqft in sought after Sierras on the Lake(40+). Unit features 9ft ceilings, expansive windows & open concept layout. Private foyer is separate from living space. This functional layout flows into your spacious dining rm, which is open to your living rm & kitchen. Kitchen features: updated white cabinets, white appliances, moveable island & corner pantry. Living rm with a gas f/p has access to your patio & Lake views. Both bedrooms have lake views. The primary suite is large enough for a king size bed, has 3-piece ensuite & walk-in closet. Your Den, 4-piece bath & laundry room tucked in the back. A/C. INSUITE LAUNDRY (full size). Unit & parking stall conveniently located STEPS from the elevator. TITLED underground parking stall & enclosed STORAGE UNIT. Building amenities: car wash, pool, hot tub, sewing room, workshop, social/games room, library, & guest suites. Condo Fee include HEAT, WATER & ELECTRICITY. Pet free complex (id:6769)

Living room 4.43 m X 3.97 m

Dining room 5.19 m X 4.03 m

Kitchen 4.04 m X 3.79 m

Den 2.79 m X 2.42 m

Primary Bedroom 5.19 m X 3.99 m

Bedroom 2 4.61 m X 3.67 m

Laundry room 1.89 m X 1.65 m

Listing Presented By:



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Schmidt Realty Group Inc

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

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