



## 8525 91 Street 402 Edmonton AB

\$399,900

BEAUTIFUL TOP FLOOR 2 Bdrm + Den Condo! This BRIGHT CORNER UNIT is on the SW Corner with large windows and tons of natural light. Open concept living area, 9 ft ceilings, hardwood floors. Kitchen has quartz counters, upgraded SS appliances, lg island and overlooks the LR, DR, & balcony with amazing views of parks and downtown skyline. The balcony has gas hook-up and views of Campus St Jean, Mill Creek Ravine, and downtown. The floor has concrete beneath it offering great stability and sound-insulation. 2 Bdrms - primary bdrm has 4 piece ensuite w/ heated flrs. 2nd bdrm with easy access to 2nd (4 piece) bath. In-suite laundry. Den area - great office. AC. Storage Rm RIGHT BESIDE THE 4TH FLR ELEVATOR. Underground park stall (#37) RIGHT BESIDE THE ELEVATOR! Social rm & outdoor patio for owner use! Proactive Board, Quiet Bldg. Pets & rentals allowed with Board approval. Bonnie Doon: walking dist to shopping, cafes, parks, ravine trails, transit, and more! Convenience, sophistication, and comfort.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

dwilliams@maxwellrealty.ca  
<http://debwilliams.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)