



## 10346 117 Street 403 Edmonton AB

\$254,900

Looking for an immaculate two bedroom/two bathroom apartment condominium in a fantastic location? Welcome home then! This fourth floor Luxor beauty is in prime condition, with recent paint and flooring updates, and some newer appliances! Convenient in suite laundry as well. The condominium fee includes Heat, Water, and Sewer expenses. This unit comes with one UNGRD heated parking stall-and that is conveniently located at the stairway/elevator entrance! The Luxor, being located at the edge of the trendy Oliver neighbourhood, has excellent access to all amenities (Brewery District, Grant MacEwan, etc.) the downtown features! Everything you could possibly require is within walking distance, and excellent transit exists to points beyond such as the U of A, NAIT, or the EIA: get on the LRT and go! It's easy to imagine living here and calling it home!

Listing Presented By:



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