



## 11214 80 Street 416 Edmonton AB

\$169,900

Welcome to this spacious top-floor 2-bedroom, 2-bathroom corner unit with a massive wrap-around balcony. This well-maintained unit offers in-suite laundry, a storage room, & condo fees that include all utilities (electricity, heat, water/sewer) w/one surface powered parking stall. Entering the suite, you are greeted with gorgeous vinyl plank flooring, natural light, & freshly painted walls throughout. Enjoy the open-concept layout, which features a large living room with views of greenery & a cozy dining area. The kitchen includes a large eating bar & black appliances, along with a brand-new stainless steel refrigerator. The primary bedroom is spacious enough to fit a king-sized bed and incl. a walk-through closet & a 4-pc ensuite. Additionally, there is a second large bedroom with close access to the guest 4-pc bathroom, plus a storage space off the terrace. Walking distance to Concordia Uni, LRT Station (7 min to DT), & a shopping complex with Save-On-Foods & McDonald's. Close to NAIT, UofA & Commonwealth.

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

[mariannanikolaev@gmail.com](mailto:mariannanikolaev@gmail.com)  
<http://www.mariannanikolaev.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)