



## 4827 104A Street 445 Edmonton AB

\$245,000

This TOP FLOOR 2 bedroom, 2 bathroom condo is sure to impress! Hardwood flooring throughout, high ceilings & large windows make this home feel bright, modern & spacious. Whether you're cooking in your kitchen complete with granite countertops, watching a movie in front of the fireplace or eating dinner in the large dining room, you'll love the open-concept layout! The master bedroom boasts a 3pc ensuite & walk-in closet. The second bedroom is on the opposite side of the home which allows for privacy and is ideal for roommates. Enjoy summer evenings on your private south facing balcony, complete with gas hook-up for BBQing. Step back inside and enjoy the comfort of the CENTRAL AC. Other features include: in-suite laundry, Hunter Douglas drapes, titled UNDERGROUND PARKING and storage locker & lots of visitor parking. Enjoy close access to all amenities including restaurants, shops, the Whitemud and Calgary Trail. Whether you're a young professional or a savvy investor, this home checks off all the boxes.

Listing Presented By:



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