



## 10046 117 Street 601 Edmonton AB

\$389,900

Outstanding 2 bed, 2 bath + den unit in Uptown Estates! This stunning corner unit features floor-to-ceiling windows with sweeping views of the river valley to the South and downtown to the East, central AC, insuite laundry and a gas line on the patio. Located one block off Jasper and steps from Victoria Promenade, this lux condo is perfect for both nature and lifestyle seekers with access to walking trails/bike lanes and a short walk to local gems such as Oliver Exchange, 124 st shopping and Brewery District. The unit itself is big and bright with a large living room, designated dining area and a den area that's ideal for a home office/workout space. Bedrooms are generous in size and opposing ends of the unit for privacy. Upgrades include modern top-of-the-line SS appliances (with new dishwasher), new matte oak laminate floors (\$11K), granite countertops, and a spa-like five pc primary ensuite bathroom. Access to underground parking with storage, social room and fully stocked fitness room included!

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

ryan@rllv.ca  
<http://www.rllv.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

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