



## 9804 101 Street 217 Edmonton AB

\$359,900

Amazing END unit with River Valley location! Welcome home to Rosedale Court where convenience, comfort, and nature are at your fingertips. Nestled across from Diamond park, this 2 bed 2 bath California concept is SURE to impress on all levels! Step inside to generous sized entry + get ready to ENJOY every bit of the sprawling 1360 sq ft! Bright and OPEN with breakfast nook, eat-in bar, HUGE kitchen with black appliances, tile back splash, MASSIVE dining space and more! Living room is to DIE for and surrounded by large windows + W facing views. Master bedroom offers great sized walk-in closet and 4 pc ensuite bath, while second bedroom is ideally placed across from 3 pc main bath; the PERFECT setup for any future rental! Balcony is choice for entertaining and looks onto trees + City. Heated UNDERGROUND parking + storage cage is IDEAL for all. Easy access main roads IN/OUT of Downtown + surrounded by kms of City trails..its easy to see how this is one of the best kept secrets around. See it to believe it!



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