

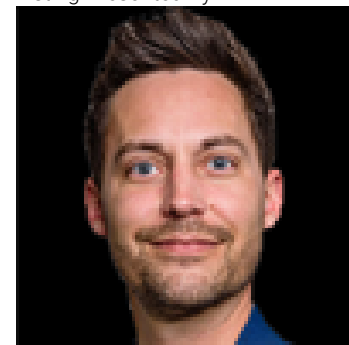


## 10611 117 Street 210 Edmonton AB

\$259,900

Opportunity knocks in Studio Ed! This stylish 2 bed 2 bath w/2 TITLED UNDERGROUND stalls has it all. Nestled on the edge of Downtown + close to Brewery District & shopping, you're sure to LOVE all the AMENITIES at your fingertips! Step inside and appreciate an OPEN CONCEPT design w/9' ceilings & low maintenance ceramic tile/laminate flooring. Kitchen space is inviting and SUPER functional w/SS appliances, mosaic backsplash, under cabinet lighting, large cupboards, eat-in-bar + overlooks main living/dining area that fits 4 comfortably. Living room is a great size for all you need w/lots of NATURAL LIGHT + balcony access w/gas-line bbq hookup that overlooks fenced courtyard! Both bedrooms are great size & on opposite sides of the unit, PERFECT for renting, w/master boasting WALK THROUGH closet and 3pc ensuite bath. Large storage/laundry room w/stacked washer/dryer & 4 pc main bath w/tile surround complete this unit. Close to public transportation, green space, groceries, coffee shops & more! A true must see

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

sleddy@remax.net  
<http://www.steveleddy.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com