



## 234 stoney mountain Road Anzac Alberta

\$115,000

Welcome to the Camden Forest Birch, one of the finest corner unit condos in Anzac! Positioned on the top floor, this exceptional apartment is truly a cut above the rest. If you're looking for an incredible investment opportunity or a cozy new home near some of the region's major sites like Long Lake (OPTI/Nexen), Surmount (ConocoPhillips), and Gregoire Lake, this could be the perfect spot. The moment you walk through the door, you'll feel like you've stepped into a boutique hotel--it's that inviting! With a bright and airy open-concept design, two spacious bedrooms, two bathrooms, and an in-suite laundry setup, this unit has it all. Picture yourself relaxing in the living room with a sleek electric fireplace and media center, or stepping out onto your private balcony to enjoy the peaceful surroundings. The kitchen is fully equipped with four stylish silver mist appliances and a breakfast bar--ideal for quick meals or entertaining guests. The master suite features a 4-piece ensuite for added privacy and convenience. Plus, with the bonus of noise reduction technology, including filcrete floors, sound bars in the walls and ceilings, and dual-layer drywall on the first floor, you're guaranteed a quiet and serene environment. The unit's operating costs range from \$1,400 to \$1,800 per month, utilities included it has always been a profitable rental and at this time the family is down sizing their investment portfolio. Location is everything, and this condo has it! Directly across the road, you'll find the Anzac Recreation Centre, the hub of community activities, fitness, and fun. Plus, you'll have easy access to essential amenities, whether you're working nearby or planning to rent out this unit. An assigned surface parking stall with a switched plug (a lifesaver in the winter!), central vacuum, contemporary window coverings, cable and telephone jacks in every room, and eco...

Living room 20.00 M x 12.00 M  
 Kitchen 9.80 M x 15.00 M  
 Dining room 10.90 M x 12.70 M  
 Primary Bedroom 13.60 M x 8.00 M

Bedroom 11.60 M x 9.10 M  
 3pc Bathroom .00 M x .00 M  
 4pc Bathroom .00 M x .00 M

Listing Presented By:



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RE/MAX FORT MCMURRAY

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