



## Edmonton Alberta

\$259,000

BRIGHT SOUTH-FACING 1 BED + DEN CONDO WITH A/C, NEW HEAT PUMP (2025), NEW APPLIANCES, FRESH PAINT & LIGHTING, AND PREMIUM AMENITIES! This private third-floor unit is filled with natural light and offers 9' ceilings, stainless steel kitchen appliances, tile flooring through main areas, Berber carpet in the bedroom and den, and high-efficiency front-load laundry. The spacious layout includes a large walk-in closet and a 4PC bath with Jacuzzi soaker tub and separate walk-in shower. Enjoy your oversized private patio with gas BBQ outlet and 2" white blinds throughout. Includes underground parking stall and storage locker. The smoke-free, animal-free building features top-tier amenities including a gym, sauna, games room, movie theatre, and car wash. Located minutes from Whitemud Creek Ravine Nature Reserve with quick access to shopping and dining such as Original Joe's, Famoso, Starbucks, Save-On-Foods and more, plus convenient access to major routes for easy commuting. (id:6769)

Living room 4.83 x 4.15

Dining room 2.48 x 1.91

Kitchen 2.73 x 3.01

Den 3.01 x 2.42

Primary Bedroom 4.02 x 3.67

Laundry room 1.81 x 1.52

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

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