



Edmonton Alberta

\$498,800

STUNNING TOP FLOOR unit with soaring 10' ceilings, 9' doors & in excellent condition! Open concept Oakley layout encompasses a sizeable kitchen w/ walk-in pantry & ample cabinetry, large living room, massive primary w/ dual sink ensuite & walk in closet. Plus 2nd bedroom, 2nd bthrm & walk-in laundry rm! Upgrades include: ceiling height cabinets, LVP, extended 75 electric fireplace & more. West unit orientation offers a brightly lit space & 6th floor location ensures privacy from other units & a view of the tree-filled Magrath neighborhood. Exceptional amenities include high quality social room (movie space, bar, kitchen, ample seating) w/ access to ravine-facing patio & fire pit area, roof top patio, gym, library, craft room, boardroom, guest suites & a 3-bay enclosed dog wash station! Plus a fenced dog run along Building 1. Enjoy daily ravine walks on the maintained trails of Larch Park, or head into the ravine for a nature escape right out your back door! Plus underground parking w/ storage. (id:6769)

Living room 3.68 m X 4.09 m

Dining room 3.54 m X 3.62 m

Kitchen 4.39 m X 4.31 m

Primary Bedroom 3.91 m X 3.78 m

Bedroom 2 3.61 m X 3.05 m

Laundry room 2.41 m X 2.51 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.alangee.com/>



**Royal
Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce
Grove, AB,

Phone: 780-920-0550
Fax:
tyson@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.