

# Welcome Home to

401-332 6 Ave NE



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

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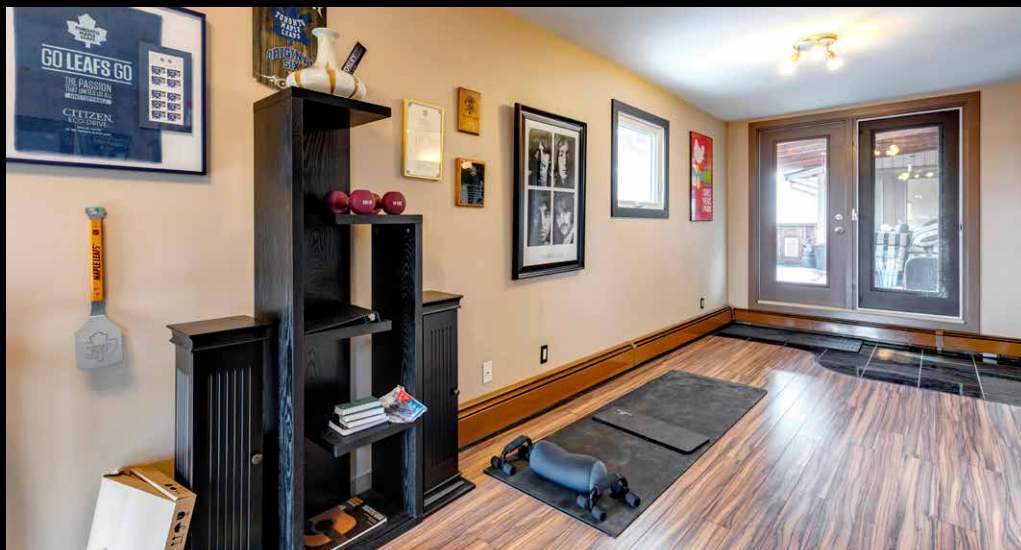
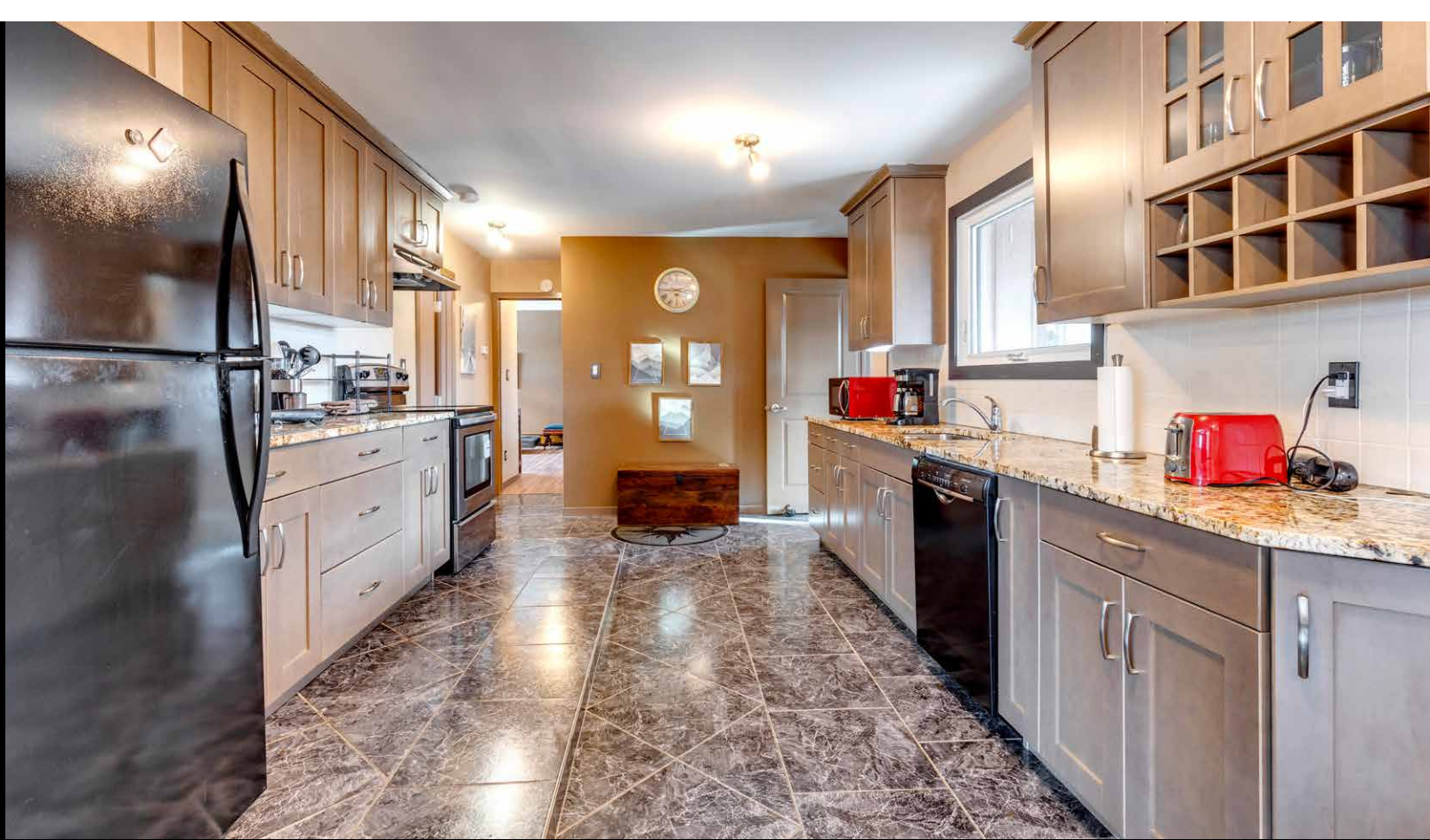




Rare Offering in Crescent Heights! This 1,794 sq ft, 2 Bedroom, 2 Bathroom Penthouse is the perfect opportunity for a couple, young family or an executive rental in city centre. This unit encompasses the entire top floor of the building. It has been updated throughout and features beautiful Italian tile with medallion inlays. Bright and open the main living area, with North and South facing windows provides for beautiful city and downtown views and plenty of natural light. The nice sized living room features a woodburning fire place with tiled mantle and built in shelving perfect for books and media storage. The kitchen offers ceiling height maple cabinets and granite counter tops and eating area. The primary suite has a 3 pc ensuite with corner jetted tub. There is also a 2nd bedroom and 3 pc bath. The large flex area, currently used as an office/gym, closes off from the main living area making this the perfect space for roommates. The large 21'x13' covered deck can be accessed from the main foyer and gym area. Large enough for entertaining and with a beautiful city view this outside living space is one of a kind. This amazing location allows you to walk to downtown or catch the #4 at the end of the block. Steps to the eateries and amenities on Edmonton Trail. Easy access to Memorial Drive and 16th Ave.







**MLS:** A2111236  
**Year Built:** 1978  
**Style:** Single Level Unit  
**Total SqFt:** 1,794  
**Taxes (2023):** \$2,247  
**Parking:** Alley Access,  
Assigned, Plug-In,  
Stall Total: 1  
**Features:** Balcony  
**Condo Fees:** \$1134.51/Monthly

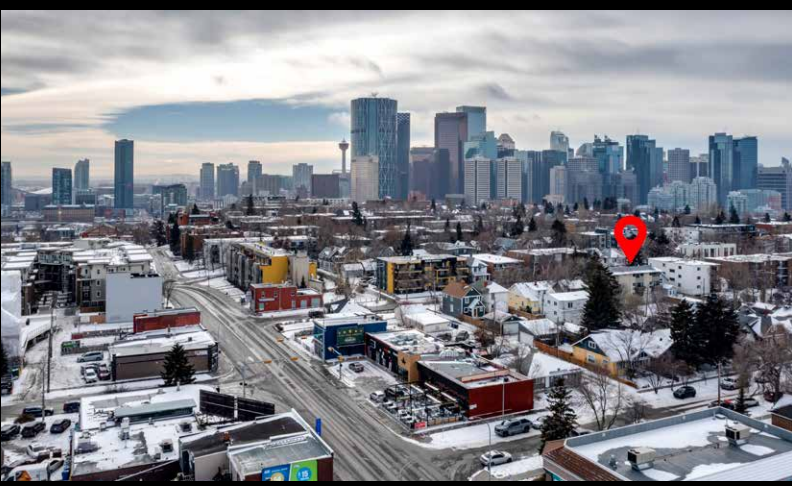
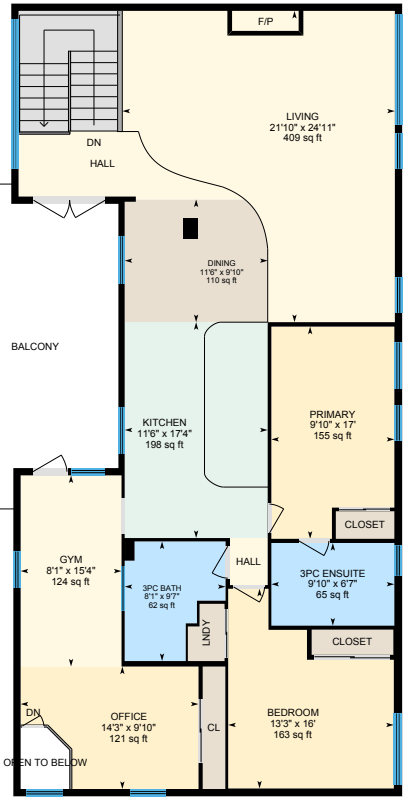
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**Living Room:** 21` 10" x 24` 11" M  
**Kitchen:** 11` 6" x 17` 4" M  
**Master Bed:** 13` 3" x 16` 0" M  
**Bedroom:** 9` 10" x 17` 0" M

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