





Taxes: \$1,937/2017

Condo Fee: \$338

Fee Included: Exterior Maintenance,
Heat, Janitorial for Common Area,
Landscape and Snow Removal,
Parking, Professional
Management, Reserve Fund
Contributions, Utilities for Common
Area, Water/Sewer

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings-All

 Kitchen:
 13'10"X11'8'
 M

 Living Room:
 13'4"X11'8"
 M

 Laundry:
 4'4"X2'8"
 M

 Bedroom:
 110'10"X10'2"
 M

 Den:
 9'10"X8'0"
 M







Welcome Home to

204 811 5 ST NE





Chris Zaharko
Associate

ROYAL LEPAGE

Phone: 403-874-0424 www.zaharko.com - chris@zaharko.com

Top 1% Nationally



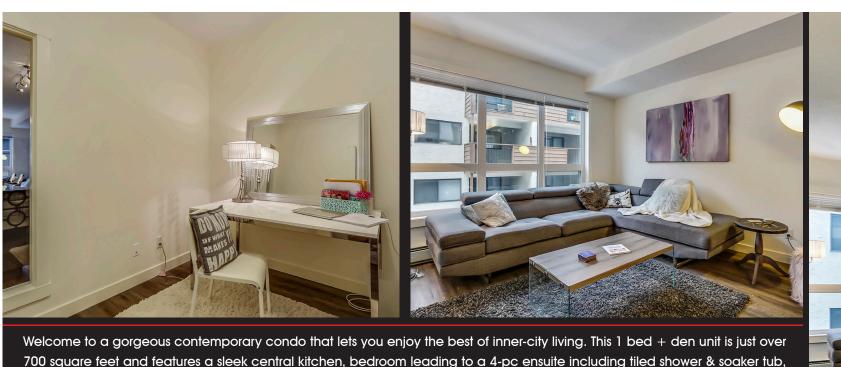
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Associate



INDEPENDENTLY OWNED AND OPERATED, BRO

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Top 1% Nationally



Welcome to a gorgeous contemporary condo that lets you enjoy the best of inner-city living. This 1 bed + den unit is just over 700 square feet and features a sleek central kitchen, bedroom leading to a 4-pc ensuite including tiled shower & soaker tub, full-sized stacking laundry, and den with transom window looking to the kitchen. Luxury vinyl plank & tile flooring throughout, ultra-gloss kitchen cabinets that provide plenty of storage space, and high-quality stainless appliances including low-profile hoodfan & gas range. Huge 10' centre island with granite counters. This unit also provides a covered balcony & underground heated parking. Building amenities include a fully appointed (and air conditioned!) fitness centre. This is a well maintained & managed pet-friendly complex that is walking distance to parks, public transportation & all amenities along Edmonton Trail.









