



MLS: C4172988  
Year Built: 2015  
Total SqFt: 701  
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: 11'0"X10'2" M  
Den: 9'10"X8'0" M



# Welcome Home to

204 811 5 ST NE



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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.

