



Edmonton **12** **Downtown_EDMO** **LP:** **\$189,900**
 #401 9918 101 ST NW **SP:** **M**

ACTIVE

Type:	Apartment High Rise	Listing ID#:	E4203377
Style:	Single Level Apartment	Bdrms Above:	1
Year Built:	1978	Bdrms Total:	1
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	681.25	Tot A.G. SqM:	63.29

Fabulous location for this pet friendly, concrete high-rise nestled just below downtown & with river valley trails just outside the front doors! A fully renovated end unit, just a short half flight down to the amenities of the building including a full-size salt-water pool with spectacular city views, hot tub & sauna, well-equipped exercise room & a gorgeous garden patio. This 1-bedroom condo has been upgraded with wide planked laminate flooring & ceramic tile. The master bedroom has a walk-in closet. The kitchen completely redone with newer cabinetry, quartz counter-tops, backsplash & new top-of-the-line stainless steel appliances! The bathroom has a newer full-size soaker tub, vanity, sink and toilet. Other upgrades include baseboards, light fixtures & paint. The enormous west-facing covered terrace expands the indoor living space for the summer months & has been warmed with cedar wood panelling - perfect for creating your own living wall. A beautiful condo with one titled underground parking stall!

Directions:

Virtual Tour: <https://vimeo.com/432296958> **Brochure:** <http://www.401-9918-101st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	1						AbGd:	63.29	681.25
Fireplace Y/N:							Lowr:		
Fireplace Type:							BlGd:		
Fireplace Fuel:							Total A.G.:	63.29	681.25
Parking:									
Garage Dim:									
				Prk Encl/Ttl:	/ 1				

Living Room:	3.76x2.88	M	Master Bedroom:	4.00x2.80	M
Dining Room:	3.76x2.30	M	Bedroom 2:		
Kitchen:	2.47x2.20	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:	3.90x2.87	M			
Bonus Room:					

Flooring:	Ceramic Tile, Vinyl Plank	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Baseboard, Hot Water
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Concrete	Features:	Detectors Smoke, Exercise Room, Laundry-Same Floor, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam
Site Influences:	Hillside, Public Transportation, Shopping Nearby, View City		

Goods Included: Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings **Restrictions:** Restrictive Covenant-Bldg

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Renaissance Place	Condo Fee Incl:	Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve
Condo Fee:	\$510.03	HOA Fee:	
Floor Location:	Other	Floor Number:	4
Balcony/Terrace	Yes	Unit Exposure:	W
		HOA Fee Incl:	

Total Lot M2:	18.34	Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	East
Taxes:	\$1,507.36 2019			Local Improve:	