



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

**ACTIVE**

<b>Type:</b>	Apartment High Rise	<b>Listing ID#:</b>	E4215637
<b>Style:</b>	Single Level Apartment	<b>Bdrms Above:</b>	1
<b>Year Built:</b>	1978	<b>Bdrms Total:</b>	1
<b>Full Baths:</b>	1	<b>Basement:</b>	None
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	No Basement
<b>Tot A.G. SqFt:</b>	681.25	<b>Tot A.G. SqM:</b>	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 summer months & has been warmed with cedar wood paneling - 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
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BIGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	63.29	681.25
<b>Parking:</b>									
<b>Garage Dim:</b>									
				<b>Prk Encl/Ttl:</b>	/	1			

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

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

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

**Goods Excluded:**

**Warranty:**

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

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

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