



Edmonton 12 Downtown
#401 9918 101 ST NW

LP: \$189,900

SP:



ACTIVE

List ID #:	E4253638	Type:	Apartment High Rise
DOM:	0	Style:	Single Level Apartment
Rms Abv Gd:	4	Year Blt:	1978
Bedrms:	Above: 1 Ttl: 1	Basement:	None
Baths:	1 / 0	Bsmt Dev:	No Basement
Total Flr (SF):	681.25	Total Flr (M):	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	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Seller		Main:		
Ensuite		0	0	0	0	0				Upper:		
Addl Rms:	0	Finished Lvl:			1		Garage Dim:			AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:			Lowr:		
Fpl Type:							Jr High Schl:			BIGd:		
Parking:	Underground						High Schl:			Total A.G.	63.29	681.25

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

Flooring:	Ceramic Tile, Vinyl Plank	Foundation:	Concrete
Construct:	Concrete	Heat Type:	Baseboard, Hot Water
Roof:	Tar & Gravel	Heat Fuel:	
Exterior:	Concrete	Remodel:	See Remarks
Site Infl:	Hillside, Public Transportation, Shopping Nearby, Ski Hill Nearby, View City	Amen/Features:	Detectors Smoke, Exercise Room, Laundry-Same Floor, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam

Goods Incl:	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings	Restrict:	Restrictive Covenant-Bldg
--------------------	---	------------------	---------------------------

Warranty:		Goods Excl:	
Front Expos:	East	Condo/HOA:	Condo: \$515.14 HOA:
Prop Class:	Condo	Amenities w/Condo, Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer	
Condo Name:	Renaissance Place		
Prk Encl/TTL:	/ 1 / 9423146		

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	East
Taxes:	\$1,507.36 Tax Yr: 2019	Local Improv:	/Yr: