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MLS®# A2029004

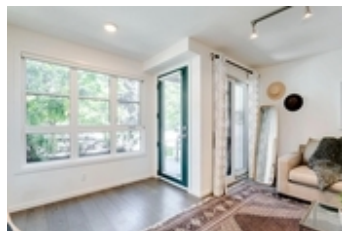


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Property Value	\$289,900
Type	Apartment
Style	Apartment
Parking	Parkade, Stall, Titled, Underground
Year Built	2014
Living Area	600.19 sq.ft.
Bedroom	1
Bathroom	1 full

## Description

Welcome to your new life at The Block. These walkout brownstone style units don't come up often and are the most sought after 1 beds in the building. This pet friendly(upto 2 pets) condo has you living your best inner-city life. Located on a quiet street off 17th Ave this one-bedroom open concept plan is loaded with over 20k of builder upgrades and shows 10/10. Some upgrades include hardwood throughout (no carpet), upgraded 10mil taller shower door, flat ceilings (vs textured), upgraded island pendant lighting, plus built-in millwork shelving and more! Soaked with morning sun in your living room, you can enjoy your morning coffee throughout the summer on your private east facing patio overlooking a stunning oak tree. This is the perfect lock and leave home, with everything but electricity included in your condo fees, there is no furnace to maintain or hot water tank, and in floor heating to keep your feet warm in those winter months. This well managed building was built around community and some of the best neighbours you can have, the centre courtyard has its own vibe with patio lights, seating, and games; a great spot to enjoy summer afternoons with friends and neighbours, plus the occasional courtyard movie night. This unit also comes complete with a titled underground heated parking spot as well as storage. You can't beat this amazing location, steps to Urban Fare for groceries, Vine Arts, Canadian Tire, Made by Marcus, bike paths, parks and the river + all of the other great 17th Ave amenities. A one-of-a-kind place to enjoy the best parts of the city.







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