

**GORGEOUS AND ENORMOUS - YOUR  
GUESTS WILL BE IMPRESSED**

**For rent. \$ 1,595.00 /Per  
month**



## **1944 - 151A Avenue NW, Edmonton, T5Y 2V6, Alberta, Fraser, NE Edmonton**

Your Guests Will Be Impressed With This Gorgeous, Enormous 3 Bedroom, 2 Bath Suite! Located in the desirable Fraser neighborhood in NE Edmonton. Close access to 153 Ave. Shopping; Manning Dr.; minutes to Anthony Henday!

Your new 3 bedroom main floor suite has it all! Comfort, beauty and space...all in 1,450 sq. ft. of stylishly updated luxury you can soon call home. You will be impressed by the accents that make this home stand out, including: gleaming hardwood floors, gas fireplace, and granite counter-tops. Entertaining will be your pleasure in this spacious, open-concept kitchen and family room, not to mention a second living room overlooking the grand entry. And with the fenced and landscaped backyard including deck, your guests will be impressed and you will be proud to call this home. Your new home was built for happiness and comfort with 2 full bathrooms, double closets in the master suite and a private laundry. And to make this home even more perfect, it is located in the beautiful neighborhood of Fraser, near the River Valley and with easy access to 153 Ave, the Anthony Henday, and Victoria Trail. Pets will be considered. Half of the oversized, double, attached garage is available to rent. Utilities are extra, but we would be happy to arrange an utilities-included rent for your added convenience. Biweekly rent is also available – coordinate your rent to your payday!

\*\*\*Please note that posted rent includes prompt-pay discount and rental incentive. \*\*\* This gorgeous home will go fast...Contact us today!

### **BASE INFORMATION:**

Bed : 3  
Bath : 2

### **LAND INFORMATION:**

Square feet : 1450

### **BUILDING INFORMATION:**

Number of Floors : 2

### **CONVENIENCE:**

**Appliance Amenities:** Refrigerator,Range/Oven,Microwave,Dishwasher,

**Energy Savings Amenities:** Gas Hot Water,Gas Fireplace,

**Exterior Amenities:** Open Deck,Garage,Fence,

**Landscape Amenities:**

Washer/Dryer,Lawn,Landscaping,