

LOVELY LOWER SUITE IN QUIET LOCATION

For rent. \$ 1,195.00 /Per month



5605 119 Avenue NW, Edmonton, T5W1J1, Alberta, Newton

Your guests will be impressed with this recently-renovated, 2-Bedroom + den, lower suite in an up/down duplex in the family-oriented neighbourhood of Newton. (Available December 1st, possibly sooner!)

Beautifully-renovated with new kitchen, bathroom, luxury vinyl plank flooring, & paint in lovely neutral greys to make you feel at home. The large kitchen has plenty of space to prepare treats for entertaining in your open-concept living and dining area. Your master bedroom will warm your heart with an electric fireplace with marble mantle. Double french doors lead into your master suite so it can easily be used as a comfortable sitting room. For your convenience, a bright, office nook with built-in cabinets sits just outside the master bedroom. Your spa-like main bathroom has recently been renovated with new vanity, luxury vinyl tile flooring, and a custom tiled shower. You will have a private entrance, a private laundry, and 1 1/2 baths in this massive suite! You will feel secure in this quiet, safe neighbourhood which has easy access to Yellowhead, Manning Freeway, & Gretzky Drive. On several busroutes and only minutes to LRT. Shopping, schools, & playgrounds nearby. A short walk to the river valley & Highlands Golf Course. Utilities are extra, but we would be happy to arrange utilities-included rent. Small pets will be considered. Features Secure neighbourhood Beautifully-renovated Easy access to all amenities Easy access to downtown and to U of A

BASE INFORMATION:

Bed	: 2
Bath	: 1.5

CONVENIENCE: