

5608, 11811 Lake Fraser Drive SE  
Calgary, Alberta

MLS # A2239765



# \$299,800

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 744
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-1D247
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

For more information, please click Brochure button. Located on the 5th floor of a well-managed and exceptionally clean building, this freshly renovated 2-bedroom, 1-bathroom condo offers modern living in a prime location. Ideal for first-time buyers, downsizers, or investors. Key Features: Two bright and spacious bedrooms; One full bathroom; Fully equipped kitchen; Private balcony with open views; In-suite washer and dryer; Access to a newly upgraded gym; Condo fees include all utilities. Enjoy the convenience of being just minutes from schools, a shopping mall, supermarket, and a scenic lake. This move-in ready unit combines style, comfort, and unbeatable value. Don't miss this opportunity!