



## Edmonton Alberta

\$179,500

DOWNTOWN LIVING WITH CITY VIEWS, 2 BEDROOMS, 2 BATHROOMS, TITLED COVERED HEATED PARKING & CENTRAL A/C! Freshly painted and move-in ready, this bright 670 SQFT condo offers an open-concept layout perfect for professionals, first-time buyers, or investors. The spacious living room features 9' ceilings, a cozy gas fireplace and access to your private balcony overlooking the downtown skyline. The kitchen overlooks the living space, creating an ideal setup for entertaining. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom is conveniently located beside the 3-piece main bath--perfect for guests or a home office. Enjoy the convenience of in-suite laundry, 1 titled heated above ground parkade stall, and access to the building's exercise room. Unbeatable location just steps to the Legislature Grounds, River Valley trails, LRT, restaurants, shopping, MacEwan University, and downtown amenities. SOME PHOTOS ARE VIRTUALLY STAGED. (id:6769)

Living room 16'9 x 14'1

Kitchen 7'9 x 11'2

Primary Bedroom 13'10 x 8'10

Bedroom 2 13'1 x 8'5

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.