



## 11503 76 Avenue 208 Edmonton AB

\$350,000

Located in a prime UofA neighborhood, this bright, south-facing 2nd-floor condo is steps from the Edmonton Clinic, University of Alberta Hospital, campus, and LRT station. Ideal for professionals, students, or first-time buyers, it offers a spacious, open-concept layout with 9-ft ceilings and oversized windows. The modern kitchen features quartz countertops, tiled backsplash, and premium appliances like an induction cooktop. The luxurious primary ensuite boasts a walk-in tiled shower for a spa like experience. Designed for sustainability, this steel and concrete building offers geothermal heating/cooling, solar panels, and energy-efficient systems. Enjoy the rooftop terrace, bike storage, and proximity to parks, City Centre, and major shopping. Don't miss the opportunity to own this exceptional condo in one of Edmonton's most sought-after locations. Whether you're looking for a modern, low-maintenance home or a smart investment, this property has it all.

Listing Presented By:



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