



## 10175 109 Street 806 Edmonton AB

\$199,000

Discover this rarely find 3-bedroom high-rise condo unit! Ideally located in the heart of YEG, this well maintained home is here for you to embrace your downtown life--close to shopping, Ice District, Jasper Ave fancy restaurants and bars; steps to MacEwan University, Norquest College, and the LRT for easy access to the U of A. Other than that, you will enjoy summer evenings and stunning sunsets on your expansive balcony, complete with a storage room and propane BBQ access. The building itself also offers fantastic amenities, including a rooftop patio, a large rec/games room, and a fully equipped exercise room with a sauna. Recent building upgrades include new windows and elevators. And the this spacious unit offers an great floor plan with brand new vinyl plank flooring and fresh paint all throughout. Plus, this unit includes two underground parking stalls. Whether you're a first-time buyer, investor, or student, this is the perfect place to call home!

Listing Presented By:



Originally Listed by:  
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