



## 10319 111 Street 807 Edmonton AB

\$244,700

Live the Good Life in Downtown Edmonton! Embrace the excitement of urban living in this exceptional 2-bedroom condo, set to become even more convenient with the upcoming construction of a new LRT line! This concrete building offers a unique blend of modern luxury & unbeatable convenience. Enjoy sweeping views of Downtown Edmonton from your balcony with a storage room. The open-concept layout is flooded with natural light, and the primary bedroom provides direct balcony access to enjoy your morning coffee. Designed exclusively for adult living, offering a tranquil environment. Unwind & socialize in the dedicated recreation room. Be active without going out during the cold winter in the on-site Gym. Features A/C, 2 visitor parking stalls, a private Guest Suite, and secure heated underground parking. Situated in the downtown district, across the street from Grant McEwan University, just steps away from the city's best restaurants, ICE district, Roger's place, the LRT station, shops, entertainment, and more!

Listing Presented By:



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