



## Edmonton Alberta

\$256,000

Urban living offering comfort, style & convenience. 10th floor suite in the well maintained Westcliffe Arms building, featuring just 4 units per floor! Spacious 2 bedroom corner condo with lovely east facing views. 2 full bathrooms, both updated, plus convenient in suite laundry. Large dining space off the kitchen along with a generous living room area. Take in sunrises on the balcony & cool evening breezes through the large patio doors. This condo is move in ready with custom window coverings, new stove and newer laminate flooring. Unit includes titled parking + an assigned storage cage along with all the amenities of the building including sauna, games room, fitness area & party room. Major upgrades in this CONCRETE building such as newer elevators & windows have recently been finished. This is a PET FRIENDLY condo & monthly fees include HEAT, POWER & WATER! Enjoy city life close to the River Valley, Legislature Grounds, downtown Edmonton's top dining, Roger's Place, MacEwan University and train/LRT. (id:6769)

Living room 5.36 m X 3.88 m

Dining room 4.45 m X 3.44 m

Kitchen 2.12 m X 2.37 m

Den 3.49 m X 1.97 m

Primary Bedroom 3.94 m X 4.16 m

Bedroom 2 3.21 m X 3.47 m

Listing Presented By:



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Schmidt Realty Group Inc

<https://happyhomeyeg.ca/>



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