



## Edmonton Alberta

\$265,000

DOWNTOWN & RIVER VALLEY VIEWS await in this spacious 868 sq. ft. condo in CLARIDGE HOUSE, perfectly positioned steps from the U of A and minutes from the vibrant energy of Whyte Avenue. The huge living room provides an abundance of space for relaxation or a home office. Enjoy morning coffee on your east-facing balcony, which offers stunning city and river valley vistas along with a convenient storage room. The primary suite is adjacent to a clean 4-piece bathroom. High-end features include an INSUITE WASHER & DRYER, A/C, and TITLED UNDERGROUND PARKING. The unit is equipped with one-year-old stainless steel appliances. Condo fees are truly all-inclusive, covering all utilities, building maintenance, management, and a resident caretaker. Residents also enjoy access to a party room and visitor parking. This is the ideal blend of size, location, and worry-free living in the heart of the university district, offering unmatched convenience for professionals and students alike. (id:6769)

Living room 5.7m x 5.7m

Kitchen 3.0m x 2.9m

Primary Bedroom 4.4m x 4.3m

Listing Presented By:



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<http://www.fanyangteam.com/>



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