



## Edmonton Alberta

\$269,900

Located just one block from the Legislature grounds, this spacious and beautifully appointed 10th floor condo offers the perfect downtown lifestyle. This bright 2 bedroom + 2 full bath corner unit includes titled, secure & heated underground parking; is walking distance to the LRT, coffee shops, parks, restaurants & all the nightlife downtown has to offer. The open kitchen features granite countertops, breakfast bar & stainless steel appliances, ideal for both everyday living & entertaining. Cozy up by the natural gas fireplace or step outside to enjoy the natural gas BBQ hookup. The primary bedroom includes a wardrobe unit for added storage & full ensuite bath. With west & north exposure you can enjoy incredible views and stunning sunsets over the city skyline. The heat pump system provides both heating & air conditioning for year round comfort. The pet friendly building offers security doors, visitor parking, and a large on site gym. An exceptional opportunity in a prime downtown location. (id:6769)

Living room 4.12 m X 25.4 m

Kitchen 4.12 m X 2.39 m

Primary Bedroom 3.19 m X 4.34 m

Bedroom 2 3.78 m X 2.87 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.realestatecurated.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.