



## Edmonton Alberta

\$264,900

Welcome to The Parliament located in the heart of downtown Edmonton. This 2-bed, 2-bath condo includes in-suite laundry and 2 Titled Underground parking stalls. Featuring an open-concept layout with nearly 900 Sq.Ft. of living space, this 10th-floor corner unit offers both functionality and style. The primary bedroom features a 4pc ensuite, while the second bedroom is conveniently located next to a 3pc bath. The kitchen boasts oak cabinetry, S/S appliances, and a spacious eating bar which flows seamlessly into a warm and inviting living room with a gas fireplace. Large windows flood the space with natural light and enjoy year-round comfort with central heating and A/C. Step out onto your private balcony complete with a gas line for a BBQ and take in stunning west-facing views overlooking 109 ST. Amenities include a gated courtyard, executive style lobby & well equipped exercise room. Located near the U of A, River Valley, restaurants, shopping, public transit and steps away from the Alberta Legislature. (id:6769)

Living room 2.86 m X 4.13 m

Dining room 2.08 m X 4.13 m

Kitchen 2.87 m X 4.12 m

Primary Bedroom 3.59 m X 3.21 m

Bedroom 2 2.9 m X 3.71 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://minhtran.c21.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)