



## Edmonton Alberta

\$250,000

2 BED | 2 BATH | 2 PARKING STALLS -- Discover urban living at Gates on 117th! This pet-friendly condo is ideally situated just steps from MacEwan University, the Brewery and ICE Districts, 124 Street, top restaurants, transit, and more--yet nestled on a peaceful, tree-lined street. Soaring 10-foot ceilings and floor-to-ceiling windows fill the open-concept living space with natural light. The modern kitchen features stainless steel appliances, ample cabinetry, and a central island with an eat-up bar--perfect for entertaining. Enjoy the convenience of in-suite laundry, a private covered patio with a gas BBQ hookup, and two secure tandem underground parking stalls, new vinyl plank flooring, carpet, refrigerator, and window coverings. Experience the best of downtown living with the comfort of a quiet, secure, and walkable neighbourhood. (id:6769)

Living room 3.6 m X 3.8 m

Dining room 3 m X 3.1 m

Kitchen 3.6 m X 3.4 m

Primary Bedroom 3.2 m X 5.3 m

Bedroom 2 2.9 m X 4.2 m

Listing Presented By:



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Real Broker

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