



## Edmonton Alberta

\$159,900

This is the condo you've been waiting for! Ground-floor concrete unit with one of the best patios in the city. Over 400 sq. ft. of private outdoor space, southeast-facing for endless sunshine. Morning coffee? Evening wine? You'll never want to leave. Inside, enjoy peace and quiet thanks to solid concrete construction - the ultimate sound barrier. Condo fees cover heat, water, and electricity, keeping your monthly costs predictable and stress-free. Let's talk location: walk to Grant Mac, Rogers Place, top restaurants, shopping, and Edmonton's River Valley trails. Everything downtown has to offer, right at your doorstep. Forget the gym membership - the building's fitness centre is on the main floor and easily one of the best you'll find in Edmonton's condo scene. Add in underground parking, so no more scraping windows or shovelling snow, and this place truly checks every box. The suite itself has been tastefully updated with soft-close kitchen cabinetry and modern flooring throughout. Do NOT miss out! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker



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