



## Edmonton Alberta

\$399,900

Elevate your downtown lifestyle in this IMMACULATE 11th-FLOOR executive condo with 2 bedrooms + DEN, 2 full baths, 2 TITLED UNDERGROUND parking stalls w/ storage PLUS the rare bonus of only 4 UNITS PER FLOOR for added privacy! This bright CORNER UNIT offers stunning east & north city views through FLOOR-TO-CEILING windows and a large balcony w/ natural gas BBQ hookup, perfect for entertaining above it all. A thoughtfully designed space features hardwood floors, a modern kitchen with granite counters, tons of cabinets, and a versatile den ideal for a home office or dining space. The spacious primary suite includes a WALK-IN closet & spa-inspired 5-PIECE ENSUITE with soaker tub and DOUBLE sinks. Enjoy year-round comfort with a heat pump system (furnace & A/C replaced in 2022) and in-suite laundry. Well-managed building w/ gym and ample visitor parking. Steps to Jasper Ave, restaurants, river valley trails, and everything downtown has to offer, this is urban living done right! (id:6769)

Living room 5.68 m X 6.03 m

Kitchen 3.08 m X 2.77 m

Den 3.49 m X 2.81 m

Primary Bedroom 3.47 m X 4.06 m

Bedroom 2 3.5 m X 3.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.robertsonrealestategroup.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.