



# Edmonton Alberta

\$199,800

Motivated Buyer? Hello Motivated Seller\* LOWEST PRICE! Welcome to one of the most desirable 1-bedroom corner units in the sought-after ICON II -- located right on 104 Street, in the vibrant heart of Downtown Edmonton. With 724 sq ft of thoughtfully designed space, this is not your average downtown shoebox. FULLY FURNISHED & turnkey, all you need is your suitcase! Step into an open-concept layout bathed in natural light from countless windows. The modern kitchen is both stylish & functional, w/ granite countertops, SS appliances, sleek cabinetry & breakfast bar for casual dining, while central dining space anchors the heart of the home. The spacious primary bedroom easily fits a queen bed & is located next to a well-appointed 4-piece bathroom. You'll also love the in-suite laundry, ample storage & UNDERGROUND titled parking! Take great skyline views from your private balcony, complete w/ gas BBQ hookup or step out to Rogers Place, Ice District, top dining, coffee shops, farmers market & River Valley trails. (id:6769)

Living room 19'5" x 17'4

Dining room 12'11" x 11'1

Kitchen 10'5" x 8'10

Primary Bedroom 14'1" x 10'11

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://livarealestategroup.com/>



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