



Edmonton Alberta

\$119,900

Yes, it's the 13th floor – but with views like this, who's worried about luck? This bright and updated 1 bed, 1 bath condo puts you within walking distance of Grant MacEwan (6 min), the ICE District (10 min), the Brewery District (5 min), and the LRT. Inside, you'll find wide-plank flooring, a clean, open layout, and large south-facing windows that flood the space with natural light. Step out onto your private balcony and take in sweeping city and river valley views – the perfect backdrop for morning coffee or evening wind-downs. The kitchen features a minimalist design with sleek cabinetry and modern finishes, and there's a generous in-suite storage room with a rough-in for future laundry. ALL UTILITIES ARE INCLUDED in the condo fees, and there's free common laundry located on even-numbered floors. The building also offers a pool and exercise room, and large dogs are welcome with board approval. A smart choice for students, professionals and first-time buyers! *some photos have been virtually staged (id:6769)

Living room 4.51 m X 3.29 m

Kitchen 3.01 m X 2.58 m

Primary Bedroom 3.4 m X 2.8 m

Listing Presented By:



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