



## Edmonton Alberta

\$189,000

INVESTOR ALERT!! Great place to live or use as a rental opportunity in the heart of downtown Edmonton. Top floor cozy 1 bedroom with stunning RIVER VALLEY VIEWS. South facing windows fill the space with bright natural light, while patio doors lead to your private balcony, perfect for BBQs and relaxing with the SCENERY. The updated kitchen offers a smart layout and flows into the dining area, with room for a dining set or home office nook. A full 4 piece bathroom is conveniently accessible from the spacious primary bedroom. New vinyl plank flooring adds a warm modern feel, with multiple storage closets throughout. One parking stall is included, with extra storage available to rent in the building. Enjoy a shared rooftop patio ideal for entertaining or taking in the views. LOW CONDO FEES INCLUDE HEAT, WATER AND ELECTRICITY. The building features a new roof, updated elevators and a healthy reserve fund. Walking distance to the LRT, river valley trails, shops, cafes, U of A University (id:6769)

Living room 3.43 m X 5.75 m

Dining room 2.39 m X 2.85 m

Kitchen 2.18 m X 2.38 m

Primary Bedroom 4.33 m X 3.61 m

Listing Presented By:



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