



## Edmonton Alberta

\$299,900

DOWNTOWN LIVING AT IT'S FINEST! This spacious 2 bedroom, 2 bathroom condo offers over 1,130 sq ft of living space and one of the largest floor plans in the building. The primary bedroom is oversized with a walk-in closet, while the second bedroom is also generous and paired with a second full bath. Ample storage includes a second walk-in closet, large in-suite storage room, and extra storage on the balcony. The suite is spacious, bright with east-facing sunlight, and features a large balcony with storage rm & gas BBQ line. This well-built concrete building offers air conditioning, in-suite laundry, a gas line for BBQs, heated underground parking, a fitness room, visitor parking & a secure pet-friendly environment. Condo fees include heat and water! The location is exceptional with LRT and bus access nearby, just 15 minutes to the University of Alberta, and steps to Railtown Park, the river valley, Rogers Place, MacEwan University, NorQuest College, groceries, shopping, restaurants & more! DON'T MISS OUT! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Storage Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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