



## Edmonton Alberta

\$199,900

LOCATION! RENOVATION! Glorious JUBILATION! To find this rare combination of everything you could ask for & MORE, begs the question: Why are you not looking at this beautiful 2 Storey, 3 bedroom condo RIGHT NOW? Close to the Downtown core, walking distance to some of the best trendy restaurants, pubs, great bakery, parks, professional establishments, you name it, IT'S ALL HERE. Walk through the main level, OPEN CONCEPT with gorgeous kitchen, plenty of cupboard space, upgrade SS appliances, classy backsplash, beautiful hardwood & tile flooring, leading you out to the WEST-FACING balcony. Kitchen is designed for maximum flow & utility, w/ bench-level eating bar. Also to boot, a main-level bathroom & STORAGE area. Upstairs is an opulent 5 piece bathroom, adjacent to 3 bedrooms & top-level IN-SUITE LAUNDRY! The MASTER bedroom is HUGE, with walk-in closet, opposite of the massive 2nd WEST-FACING balcony with TOP-LEVEL far-stretching views. The price demands attention, as PHENOMENAL VALUE IS HERE!! (id:6769)

Living room 5.83 m X 3.51 m

Dining room 2.98 m X 2.13 m

Kitchen 4.48 m X 2.36 m

Storage Measurements not available

Primary Bedroom 6.45 m X 2.84 m

Bedroom 2 3.66 m X 3.09 m

Bedroom 3 3.63 m X 2.52 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://johnnybede.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.