



## Edmonton Alberta

\$205,000

Perfectly positioned steps from the Legislature and river valley, this unit offers exceptional walkability and a calm, established neighbourhood feel. Inside, the suite features an open layout with defined living and dining spaces, large windows, and a functional kitchen with ample storage. The two bedrooms are ideally separated for privacy, including a primary suite private ensuite. The second bedroom provides flexibility for guests, a home office, or a roommate. Additional highlights include in-suite laundry, a second full bathroom, underground parking, and a private balcony. For those seeking comfort, convenience, exceptional access to downtown amenities and scenic walking trails, this is the one. (id:6769)

Living room 4.02 m X 6.1 m

Primary Bedroom 3.52 m X 5.24 m

Dining room 2.33 m X 2.67 m

Bedroom 2 3.18 m X 4.19 m

Kitchen 3.58 m X 3.02 m

Laundry room 2.1 m X 1.69 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

**Ahmad Sai**  
RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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