



Edmonton Alberta

\$319,000

Welcome to GARNEAU GATES, steps to UNIVERSITY HOSPITAL, MAZANKOWSKI HEART INSTITUTE & UNIVERSITY OF ALBERTA CAMPUS. The perfect home for doctors, nurses, professors or students. No need to worry about driving & parking, just walk to work or attend classes! This spacious renovated two bedroom condo with high ceilings & vinyl plank flooring offers a large living room with big windows & a door opening onto the balcony overlooking the tree lined street, which has a gas BBQ hook-up - a great place to enjoy summer evenings. Large kitchen with LED pot lights, quartz counters, glass tile backsplash, stainless steel appliances & a big island with breakfast bar, in-suite laundry & underground heated parking. Water, electricity & gas are not included in the condo fees so each owner has control of their own consumption & pays accordingly. The titled U/G parking stall #126 is taxed separately (\$43.10 for 2023). Fantastic location near trendy restaurants on Whyte Ave, LRT & the river valley. Ready for quick possession! (id:6769)

Living room 4.45 m X 4.29 m

Dining room 2.13 m X 4.29 m

Kitchen 3.14 m X 3.83 m

Primary Bedroom 3.85 m X 4.24 m

Bedroom 2 3.04 m X 3.26 m

Utility room 1.75 m X 1.12 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.anndawrant.com/>

RE/MAX ELITE

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