



## Edmonton Alberta

\$205,000

Enjoy the peace and quiet of concrete construction in this spacious 2-bedroom, 2-bathroom condo, ideally located near Edmonton's River Valley and vibrant Downtown. Offering 1071 sq. ft. of open-concept living, this bright home features engineered hardwood flooring throughout. The generous living room flows seamlessly into the dining area and well-appointed newer IKEA kitchen with granite countertops & lots of storage. The primary bedroom offers a walk-in closet, full updated ensuite, and direct access to the large covered balcony, while the second bedroom is conveniently located next to the additional full 4 piece bathroom. Enjoy the added convenience of in-suite laundry, central air conditioning, and a titled underground parking stall. The spacious balcony has full River Valley views. Condo fees include electricity, heat, water, cable TV, and on-site management. Building amenities include a fitness room, sauna, sunroom, and party room and a guest suite. (id:6769)

Living room 7.08 m X 3.19 m

Dining room 3.49 m X 3.11 m

Kitchen 3.61 m X 2.47 m

Primary Bedroom 5.74 m X 3.36 m

Bedroom 2 4.3 m X 2.52 m

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

<http://www.danabradley.ca/>



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