



## Edmonton Alberta

\$429,900

Why rent when you can own this upgraded 2 bed, 2 bath executive condo just steps from the University of Alberta? Located in the well-built, 27-unit High Level Crossing complex, this 1200 sq ft suite is ideal for students, professionals, or savvy investors. Solid CONCRETE construction with top-tier soundproofing, this unit features 9 ft ceilings, engineered hardwood, stainless appliances, granite countertops, crown moldings, in-suite laundry, and underground parking with storage. The primary bedroom offers a full ensuite and walk-in closet, while the open-concept layout flows to your private east-facing balcony. Enjoy downtown views from the side living room window and watch the historic High Level Streetcar roll by on the adjacent walking trail. Just a 5-minute walk to U of A, steps to the river valley, and close to everything Garneau offers. This location blends lifestyle, convenience, and long-term value. A rare opportunity to own in one of Edmonton's most desirable and walkable neighbourhoods. (id:6769)

Living room 5.22 m X 5.95 m

Dining room 4.38 m X 1.97 m

Kitchen 3.45 m X 3.2 m

Primary Bedroom 4.54 m X 4.54 m

Bedroom 2 5.45 m X 3.71 m

Laundry room 0.93 m X 1.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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