



## Edmonton Alberta

\$238,500

Welcome to Grandin Court! A prime downtown condo just steps to the River Valley and Grandin LRT Station, with quick access to the University of Alberta, Jasper Avenue, and downtown core. This bright, freshly painted unit features an open concept layout with large south-facing windows and a spacious balcony showcasing beautiful River Valley views! The generous living area is perfect for entertaining, while the kitchen and dining space offer great flow and functionality. Enjoy a spacious primary bedroom with River Valley views that connects to the large, full bath featuring separate tub and shower. A second well-sized bedroom and in-suite laundry add comfort and convenience. The building has undergone significant upgrades in 2023 including NEW WINDOWS, BUILDING ENVELOPE, and UPDATED BALCONIES. Complete with a titled underground parking stall and storage cage. Ideal for first-time buyers, investors, or down-sizers seeking premium location and views without the premium price tag! (id:6769)

Living room 2.99 m X 4.17 m

Primary Bedroom 5.15 m X 3.34 m

Dining room 2.16 m X 4.17 m

Bedroom 2 2.98 m X 2.97 m

Kitchen 3.92 m X 4.83 m

Listing Presented By:



Originally Listed by:  
Real Broker

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

**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](mailto:ahmadsai@remax.net)