



## Edmonton Alberta

\$399,900

Spacious and ideally located, this 1,131 sq ft, 2-bedroom, 2-bathroom home offers an exceptional opportunity to live on one of Edmonton's most prestigious and desirable addresses. Situated along iconic Saskatchewan Drive, this property delivers the perfect balance of space, comfort, and location. The building has undergone extensive renovations, bringing it up to modern standards and enhancing long-term value. Inside, the thoughtfully designed layout provides generous living areas, ideal for both everyday living and entertaining. Two well-sized bedrooms and two full bathrooms offer flexibility for professionals, couples, or downsizers. Additional highlights include in-suite storage and a dedicated laundry room, providing practical convenience and extra space rarely found in comparable units. Enjoy unparalleled access to Edmonton's best amenities -- just steps from the river valley trail system, and minutes from downtown Edmonton, the University of Alberta, Whyte Avenue, dining, shopping, and transit. (id:6769)

Living room 4.59 m X 4.26 m

Dining room 2.32 m X 3.02 m

Kitchen 2.45 m X 2.77 m

Primary Bedroom 4.01 m X 4.03 m

Bedroom 2 3.44 m X 2.69 m

Laundry room 2.45 m X 2.37 m

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

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