



## Edmonton Alberta

\$248,000

Perfectly positioned just three blocks from the University of Alberta, this unique two-storey, 1-bedroom, 1-bathroom condo offers an exceptional layout in the highly sought-after Garneau neighborhood. The main floor is dedicated entirely to your living space, featuring a welcoming living room, dining area, and a kitchen that underwent a major renovation in 2020, complete with upgraded flooring, modernized cabinetry, sleek countertops, and a full suite of updated appliances. Head to the upper floor to discover a private retreat highlighted by a remarkably spacious bedroom with a massive walk-in closet, complemented by an exceptionally large bathroom. With Safeway located directly across the street, transit right outside your door, and the vibrant amenities of Whyte Avenue and major hospitals just steps away, this turnkey property is an incredible find for students, professionals, or investors looking for a well-maintained home in an unbeatable location. (id:6769)

Living room 4.95 m X 3.71 m

Dining room 3.13 m X 2.15 m

Kitchen 2.64 m X 2.72 m

Primary Bedroom 3.8 m X 5.21 m

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.