



## Edmonton Alberta

\$325,000

Perfect for the professional! Want to live in one of the city's most sought after areas? This lovely upgraded 2 bedroom, 2 bathroom condo in Garneau Court checks all the boxes and it's just steps from the University of Alberta. This stylish unit features hardwood floors, granite countertops, a commercial-style fridge/freezer, stainless steel appliances, & custom Hunter Douglas blinds. Elegant crown mouldings, sculpted plaster ceilings, & a cozy gas fireplace add character & warmth. Enjoy the private, oversized southwest-facing balcony located high above ground level. Additional features include air conditioning, in-suite laundry, a titled underground parking stall with a storage cage, & a secure building with elevator & interior courtyard. Recent capital improvements to the building include boiler system, elevator, & enhanced building security. This well-managed complex offers peace of mind and unbeatable access to U of A, Whyte Avenue, shopping, restaurants, and transit. Take a peek & fall in love. (id:6769)

Living room 8.71 m X 5.49 m

Dining room 2.26 m X 3.83 m

Kitchen 2.93 m X 2.76 m

Primary Bedroom 4.6 m X 4.31 m

Bedroom 2 5.16 m X 3.87 m

Utility room 2.03 m X 2.45 m

Listing Presented By:



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RE/MAX Real Estate

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



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