



Edmonton Alberta

\$319,900

Exceptional value in one of Edmonton's most walkable & sought-after central communities, just steps to cafes, boutique shopping, public transit, & the UofA. This well-appointed 2 bed, 2 bath condo offers an open-concept layout enhanced by 9' ceilings & hardwood flooring. The kitchen is finished w/granite countertops, stainless appliances, & ample cabinetry, creating a functional & polished space. Additional features: 2 TITLED PARKING STALLS, CENTRAL AC, on-demand HWT, upgraded blinds, & in-suite laundry. The primary suite includes generous closet space & a full ensuite bath. One of the standout features is the expansive south-facing patio—among the largest in the building—complete w/glass railing, open views, & a gas BBQ connection. This outdoor space offers exceptional versatility for relaxation or entertaining. The low \$399 monthly condo fee includes HEAT & WATER. An outstanding opportunity for professionals, students, or investors seeking low-maintenance living in a prime central location. Virtually staged (id:6769)

Living room 3.85 m X 3.24 m

Dining room 3.92 m X 2.36 m

Kitchen 3.94 m X 4.29 m

Primary Bedroom 3.15 m X 4.29 m

Bedroom 2 3.08 m X 4 m

Utility room 1.93 m X 1.8 m

Listing Presented By:



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RE/MAX Real Estate

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



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