



Edmonton Alberta

\$299,900

ULTRA RARE 3 BEDROOM/2 BATH | CORNER UNIT just steps from the Brewery District, trendy 124 ST & the downtown core! This roommate-friendly floor plan is one of the best in the building with each bedroom on separate sides of the unit + a den for work-from-home or anything else you can think of. Massive WEST-facing windows flood the entire suite with sunlight, showcasing golden hour when the sun goes down. The stylish kitchen features warm cabinetry with plenty of storage, under-mounted lighting, quartz countertops & stainless steel appliances. The primary suite has a walk-through closet to a 4pc ENSUITE. Large storage spaces incl. a walk-in front entry closet + a massive IN-SUITE LAUNDRY/storage room just off the kitchen (perfect for cleaning supplies, recycling, etc). The balcony is private & has gas BBQ hook-up. Add'l features incl A/C, a HEATED, UNDERGROUND (titled) parking stall + rooftop deck. Just a block from the future LRT & walking distance to shopping, groceries & the River Valley. PET FRIENDLY! (id:6769)

Living room 3.29 m X 3.61 m

Dining room 3.16 m X 1.87 m

Kitchen 3.19 m X 3.61 m

Primary Bedroom 5.35 m X 3.64 m

Bedroom 2 4.18 m X 3.44 m

Bedroom 3 2.49 m X 3.42 m

Laundry room 1.98 m X 1.71 m

Listing Presented By:



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Royal Lepage Arteam Realty

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



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