



Edmonton Alberta

\$240,000

Live in the heart of it all! This bright and stylish 2-bedroom, 2-bath condo is the perfect mix of modern comfort and downtown convenience. Located just one block from the Grandin LRT, this 1022 sq ft second-floor suite faces a peaceful greenbelt and the stunning Legislature grounds—offering privacy, views, and unbeatable access to the River Valley, shopping, dining, U of A, MacEwan, and more. This unit is unique with its corner location with minimal shared walls, 9 ft ceilings, and an abundance of windows flooding the space with natural light. The open-concept layout includes a spacious kitchen with maple cabinets, tons of counter space, and a 9 ft eating bar—perfect for entertaining. The large living and dining area features new engineered flooring and a corner fireplace, with patio doors leading to an oversized 18 ft private deck. The primary suite offers a walk-in closet and 4-piece ensuite. Extras include insuite laundry, storage, individual furnace and hot water tank, and heated underground parking. (id:6769)

Living room 3.77 m X 4.02 m

Dining room 2.32 m X 4.02 m

Kitchen 5.53 m X 2.76 m

Primary Bedroom 3.94 m X 4.81 m

Bedroom 2 3.9 m X 3.04 m

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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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