



## Edmonton Alberta

**\$174,997**

Live in the heart of downtown Edmonton! This spacious 924 sq ft condo is perfectly located just off Jasper Avenue, surrounded by some of the city's best restaurants, cafes, shops, and transit. Bright and west-facing, the unit is filled with natural light and features two large bedrooms, a wonderful living room, dining area, and a walk-through kitchen with granite countertops and modern light-coloured cabinetry. Step outside onto your West facing balcony. The condo offers a full bathroom with tub/shower, the convenience of your own in-suite washer/dryer. The windows and carpets in the building were updated approximately five years ago. Condo fees include heat and water, and the unit comes with one assigned parking stall. Located on the tree-lined streets of Wihkwentowin, you can walk to everything--restaurants, coffee shops, nightlife, and daily amenities--making this an ideal home for a vibrant downtown lifestyle. (id:6769)

Living room 3.68 \* 5.30

Dining room 2.31 \* 2.43

Kitchen 2.35 \* 2.31

Primary Bedroom 3.37 \* 4.28

Bedroom 2 2.76 \* 4.28

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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