



## Edmonton Alberta

\$175,000

Set just steps from the energy of Whyte Avenue and the University of Alberta, this fully renovated top-floor condo is the definition of TURN-KEY living with a smart twist. This bright, south-facing suite features 1 BEDROOM + RARE DEN--perfectly engineered for focused study, creative work, or a quiet retreat from everyday life. Inside, you'll find a fresh, modern renovation just completed, highlighted by a sleek new kitchen with island, updated finishes throughout, and the convenience of in-suite laundry and walk-in closet. Step out onto your private balcony and enjoy top-floor privacy with plenty of light. Significant upgrades over the past 5 years (roof, boiler system, flooring, painted common areas, reinforced entry doors, and new intercom system). This is an ideal fit for students, professionals, or savvy investors watching the area's ongoing revitalization. Low condo fees of \$388/month and Very low utilities. Smart. Stylish. Strategically located. (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Laundry room Measurements not available

Storage Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.damonenns.com/>



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