



## Edmonton Alberta

\$164,900

Experience sun-drenched living in this 1,116 sq.ft. 2-bedroom, 2-bathroom condo at Cambridge Court. Perfectly positioned near the LRT, river valley trails, Downtown, Ice District, and 10 minute walk to Commonwealth Rec Center, this home offers an unbeatable urban lifestyle. The spacious, light-filled floor plan features a kitchen with ample cabinetry, flowing seamlessly into a dining area and a living room centered around a cozy gas fireplace. Step out onto your southwest-facing balcony to enjoy beautiful, year-round views of the private courtyard. The primary suite offers a walk-through closet and 4-piece ensuite, while the second bedroom sits adjacent to the main bath. With upgrades including new windows (2022) and a new furnace (2025), this unit also boasts in-suite laundry, a generous storage room with shelving, and heated underground parking. Cambridge Court features unique, common area hallways filled with natural light and greenery, elevator, plus fitness room, sauna, and workshop. Excellent Value! (id:6769)

Living room 5.82 m X 4.2 m

Dining room 3.43 m X 2.94 m

Kitchen 3.11 m X 2.44 m

Primary Bedroom 4.5 m X 3.5 m

Bedroom 2 4.26 m X 2.75 m

Storage 3.11 m X 2.62 m

Listing Presented By:



Originally Listed by:  
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<http://www.darlenestrang.ca/>



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