



## Edmonton Alberta

\$269,900

Welcome to this beautifully upgraded third-floor two-bedroom, two-bathroom residence offering a perfect blend of modern finishes and downtown convenience. Extensive updates throughout enhance both style and functionality, from the refreshed kitchen and living spaces to the thoughtfully improved bathrooms and finishes. The spacious primary bedroom includes a three-piece en suite, while the second bedroom is equally generous in size. Additional highlights include in-suite laundry, excellent storage, and a tandem parking stall. The pet-friendly building adds flexibility, while heat, water, and power are all included in the condo fees, offering outstanding value and predictable monthly costs. Ideally located near the River Valley, LRT, and downtown amenities, this move-in-ready home delivers exceptional comfort and convenience in a prime urban location.

(id:6769)

Living room 7.5 m X 4.07 m

Dining room 4.1 m X 3.42 m

Kitchen 4.95 m X 3.01 m

Primary Bedroom 5.8 m X 4.08 m

Bedroom 2 3.96 m X 3.68 m

Storage 1.96 m X 1.86 m

Listing Presented By:



Originally Listed by:  
Real Broker

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

**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](mailto:ahmadsai@remax.net)