



## Edmonton Alberta

\$99,900

TOP FLOOR | CORNER UNIT | PARK FACING | You'll love the convenience of this quiet, top floor unit with tree-top views. Located within walking distance to amenities including grocery stores, transit routes and shopping, this property is close to MacEwan University, the Brewery District & Rogers Place. With 819 sq.ft, this massive 1 bed / 1 bath unit offers great value in a prime location. Laminate flooring greets you at the front door and runs throughout the majority of the unit. The oversized living room has a corner fireplace and access to the WEST-FACING balcony, overlooking the tree-lined street and park. Updated appliances include a dishwasher, refrigerator and electric stove. Large closets offer plenty of in-suite storage throughout the space. This PET-FRIENDLY building is well-run by an active condo board (condo fee includes all utilities other than electricity). An energized parking stall completes this fantastic investment opportunity. (id:6769)

Living room 4.03 m X 6.13 m

Dining room 2.97 m X 3.5 m

Kitchen 2.72 m X 2.65 m

Primary Bedroom 4.87 m X 3.25 m

Storage 1.11 m X 1.93 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://www.communityyeg.ca/>



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