



## Edmonton Alberta

\$224,900

Nestled in a beautiful tree-lined pocket at the south end of 104 Street, this home offers all the benefits of downtown living. Enjoy easy walking distance to government offices, shopping, restaurants, entertainment, and more, with U of A and Grant MacEwan close by. This 2-bedroom unit features 2 full 4-piece baths, fresh paint, and has been well-cared for over the years. Condo fees of just \$513/month include heat, water, underground parking, and more. The building is well-managed with a strong reserve fund, making it a fantastic opportunity to enjoy the convenience of city living in a secure, cared-for community. Start packing! (id:6769)

Living room 4.71 m X 3.96 m

Dining room 2.81 m X 2.76 m

Kitchen 2.82 m X 2.45 m

Primary Bedroom 3.32 m X 4.02 m

Bedroom 2 2.95 m X 4.64 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**RE/MAX River City**

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