



## Edmonton Alberta

\$225,000

Hello downtown living. Hello walkability. Hello affordability. Situated a hop, skip & jump from the Brewery District, Manchester square, Ice District + bike ride to River Valley Trail System - location is fantastic! This beautifully maintained third floor condo features 2 bedrooms, 2 bathrooms, TITLED underground parking, and a great sized balcony ideal for enjoying the summer evenings. The bright open-concept layout showcases a modern light kitchen with sleek cabinetry, stainless steel appliances, glass tile backsplash, and a functional peninsula with seating. The spacious living and dining area offers plenty of room for entertaining or relaxing, with patio doors leading to your private outdoor space. The primary bedroom includes a walk-through closet and contemporary ensuite. Move-in ready and located in one of Edmonton's most vibrant urban communities! (id:6769)

Living room 15'7 x 10'7

Dining room 19 m x Measurements not available

Kitchen 15'4 x 8'4

Primary Bedroom 10'1 x 13'1

Bedroom 2 9'5 x 10'7

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://livarealestategroup.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.