



## Edmonton Alberta

\$205,000

Located on a quite tree lined street just steps away from the river valley & LRT station, this 2 bedroom, 2 bathroom, 3rd floor unit is the perfect blend of downtown convenience & comfortable living. Move in ready, this well maintained unit features an open concept layout with new flooring, cozy gas fireplace, beautiful crown molding & private balcony with natural gas BBQ hook up. The kitchen offers maple cabinetry, tile backsplash & white appliances. A large master suite features walk-in closet & full 4pc ensuite. A spacious second bedroom & 4pc main bathroom on the opposite side of the unit provide an ideal set up for a shared living space. In-suite laundry with storage, window coverings & 1 heated underground parking stall included. Within walking distance to all major amenities including the Ice District, Grant MacEwan University, Jasper avenue, downtown markets & countless cafes/restaurants. Condo fees cover all utilities except electricity. Free guest parking when residents register via text. (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available

Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Blackmore Real Estate



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