



## Edmonton Alberta

\$264,900

Experience modern living at its finest in this immaculate 3rd-floor CORNER UNIT featuring 2 BEDROOMS PLUS A DEN. This PET-FRIENDLY home offers an open, sun-filled layout with abundant windows and a spacious southwest-facing balcony perfect for morning coffee or evening relaxation. Enjoy premium upgrades including GRANITE COUNTERTOPS, stainless steel appliances, soft-close cabinetry, BACK SPLASH, stylish light fixtures, and extra-large BUILT-IN STORAGE in the primary bedroom. Meticulously maintained by the ORIGINAL OWNERS, the unit is in excellent condition and shows PRIDE OF OWNERSHIP throughout. Bonus features include TWO TITLED PARKING STALLS (one underground, one surface) plus a STORAGE CAGE. Ideally located steps from the recreation centre, walking distance to shopping, and NEAR THE LRT, this home combines convenience, comfort, and upscale living. A perfect blend of style, functionality, and modern luxury--this is condo living at its absolute best, ready for you to move in and enjoy immediately! (id:6769)

Living room 14'7 x 9'8

Dining room 9'5 x 7'8

Kitchen 8'6 x 8'1

Den 11'2 x 8'8

Primary Bedroom 12'5 x 10'1

Bedroom 2 10'1 x 9'0

Laundry room 4'0 x 4'0

Storage 4'6 x 3'2

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.