



## Edmonton Alberta

\$279,900

Welcome home to this beautifully kept third-floor condo in L'attitude Studios, offering a perfect blend of comfort and convenience. Enjoy a spacious open-concept layout with 9-ft ceilings and laminate flooring throughout the main living area. The modern kitchen features ample cabinet storage, and generous counter space -- ideal for cooking and entertaining. This home includes 2 bedrooms, a versatile den (perfect for a home office), and 2 full bathrooms. The primary bedroom features closets and a 4-piece ensuite with an oversized shower and double sinks. Additional highlights include in-suite laundry and TWO TITLED PARKING STALLS -- one heated underground stall and one energized outdoor stall. Residents enjoy access to fantastic amenities, including a fitness room, social lounge, and guest suite. Located just steps away to shopping, restaurants, and entertainment, with easy access to public transit and the Anthony Henday for quick commuting. (id:6769)

Living room 5.12 m X 4.75 m

Dining room 2.89 m X 2.8 m

Kitchen 2.6 m X 2.58 m

Den 2.06 m X 2.74 m

Primary Bedroom 3.97 m X 3.42 m

Bedroom 2 3.75 m X 3.4 m

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty

<https://www.tejpalrealestate.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.