



## Edmonton Alberta

**\$170,000**

Impressive corner unit w/a thoughtfully designed layout, flooded w/natural light. The open, spacious L/R includes a dedicated D/R area and flows seamlessly into a versatile kitchen featuring ample cabinetry, a window for added brightness, & a fun chalkboard accent. The o/s primary bedroom offers a walk-in closet and a 4pc ensuite, while the generously sized second bedroom is ideal for guests or a home office. A second 4pc bath adds everyday convenience. Step outside to your private balcony, conveniently located off the L/R & overlooking green space & parking. Additional highlights include in-suite laundry & storage and an energized parking stall. The true standout is the unbeatable location. Enjoy quick, gated access to the Edmonton Brewery District, a vibrant lifestyle hub with trendy shops, dining, breweries, fitness studios, and groceries. Just minutes from Grant MacEwan, transit, the Ice District, countless urban amenities, this home offers the perfect balance of comfort, convenience & city living! (id:6769)

Living room 4.46 m X 3.36 m

Dining room 2.11 m X 2.2 m

Kitchen 2.35 m X 2.29 m

Primary Bedroom 3.35 m X 3.39 m

Bedroom 2 2.95 m X 3.49 m

Storage 1.34 m X 1.54 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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

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