



## Edmonton Alberta

\$574,900

Live the ultimate downtown lifestyle in this rare, true hard loft—one of the largest units in a historic warehouse conversion. This 2-bedroom suite blends industrial character with modern comfort: exposed brick, original hardwood floors, soaring ceilings, central A/C, and a sleek light grey kitchen with island—perfect for hosting or casual dining. The open layout offers space for a home office, dining area, or library—tailored to your needs. The primary bedroom includes a walk-in closet and access to a 4pc bath with clawfoot tub and separate shower, while a second 3pc bath off the foyer is ideal for guests. South-facing bedroom windows bring in all-day light, and the east-facing living room opens to a 20'x15' patio with gas BBQ hookup—perfect for morning coffee or after-work gatherings. Underground heated parking, in-suite laundry, and an unbeatable location just steps to the Ice District, LRT, dining, coffee shops, the Saturday outdoor market, and the river valley. (id:6769)

Living room 5.06 m X 4.32 m

Dining room 3.07 m X 9.09 m

Kitchen 4.23 m X 5.41 m

Den 3.29 m X 2.61 m

Primary Bedroom 3.88 m X 4.27 m

Bedroom 2 3.1 m X 3.16 m

Breakfast 2.87 m X 3.26 m

Laundry room Measurements not available

Storage Measurements not available

Listing Presented By:



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Century 21 Masters

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



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