



## Edmonton Alberta

\$259,900

Welcome to the best located condo on the market! Grandin Court is steps from the river valley & an LRT station, walkable to downtown, Grant McEwan & UofA and close to Edmonton's best shopping and nightlife. If you like an active lifestyle, this is the condo for you! Biking/walking/running trails, golf, cross country skiing & tennis are all at your doorstep. This top floor unit has a lovely view of the river & UofA. Enjoy gardening or barbequing on your large south facing deck! Special features of this home include open concept living, updated bathroom with granite counter, new glass shower with custom teak shower floor, 9 ft ceilings and a new HWT. Plenty of kitchen cabinets, a large Primary bedroom closet and a storage cage attached to your underground parking stall ensure that storage is not an issue. This is a well managed building with low condo fees and the condo fees are reducing by 11% effective Oct. 1/24! This condo a great investment for the savvy home buyer. Did I mention the view? (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

Listing Presented By:



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