



## Edmonton Alberta

\$185,000

Welcome to downtown living in the heart of Edmonton's vibrant Ice District! Just steps from Rogers Place, the Brewery District, Grant MacEwan University, shopping, restaurants, and the LRT with direct access to the University of Alberta, this location is ideal for students, professionals, & flexibility for short-term event stays or long-term rental potential. Inside, this stylish 2 bedroom unit features upgraded laminate flooring, a cozy corner fireplace, and a spacious balcony to enjoy the city atmosphere. The functional kitchen offers ample cabinetry, an inviting eating bar, and opens nicely into the living space for easy entertaining. The large primary bedroom and versatile second bedroom are perfect for guests, roommates, or a home office. Complete with in-suite laundry & titled underground parking, this condo combines comfort, convenience, & outstanding investment potential in one of Edmonton's most connected urban communities. (id:6769)

Living room 5.88 m X 6.81 m

Kitchen 3.12 m X 2.52 m

Primary Bedroom 4.57 m X 4.61 m

Bedroom 2 3 m X 3.7 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://www.colleenroenspies.ca/>



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