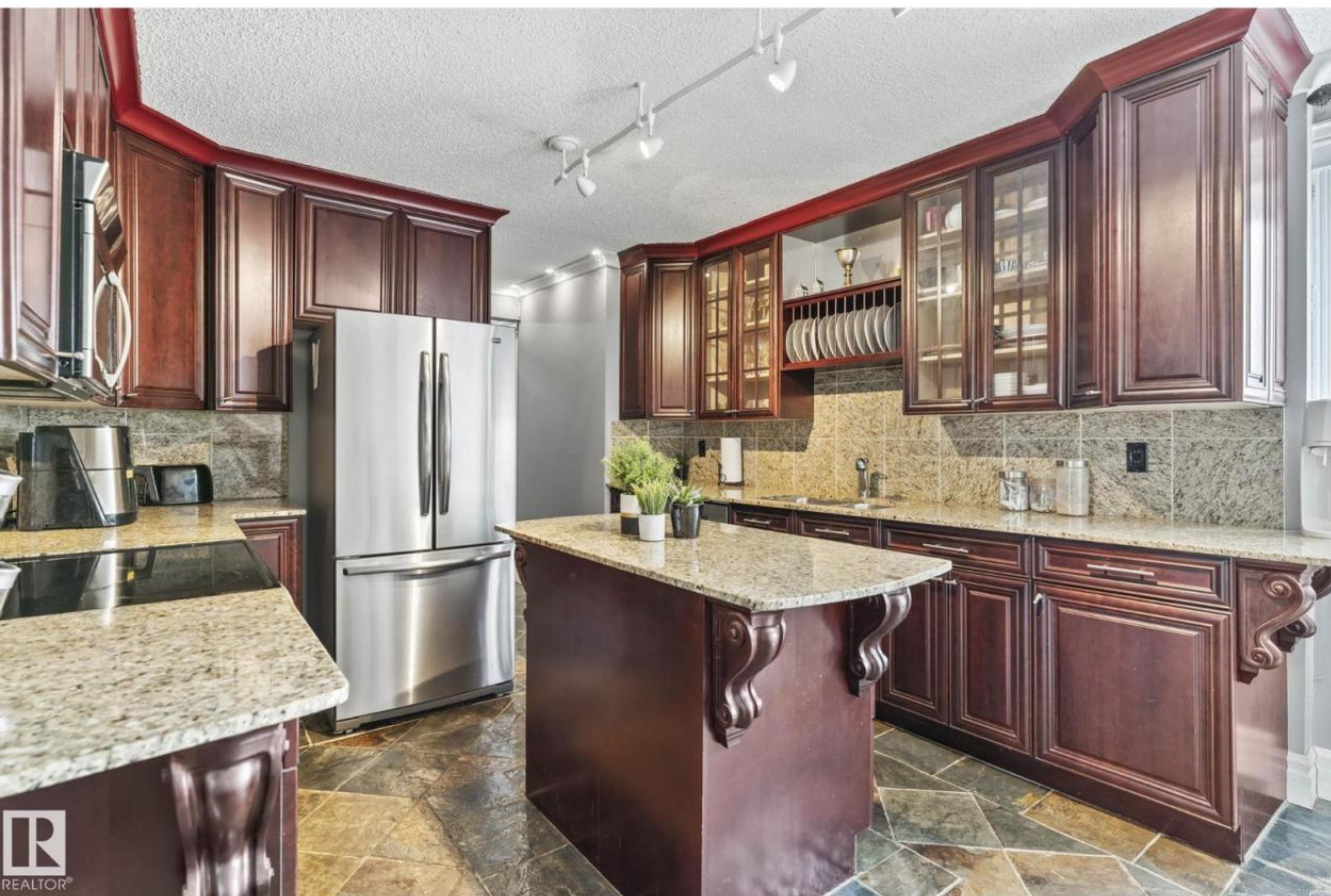




Edmonton Alberta

\$264,900

Welcome to EFFORTLESS LIVING in the heart of GARNEAU! This bright, stylish condo offers an OPEN FLOOR PLAN, MODERN DESIGN & ABUNDANT NATURAL LIGHT. The kitchen is a STANDOUT with RICH CABINETRY, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a stylish backsplash & convenient ISLAND with extra storage. The dining area flows seamlessly into the SPACIOUS LIVING ROOM, where sliding doors open to the first of TWO OUTDOOR SPACES! The bright PRIMARY BEDROOM offers direct access to an impressive SOUTH-FACING ROOFTOP PATIO/BALCONY—an incredible extension of your living space. A second bedroom, 4PC BATH & IN-SUITE LAUNDRY complete the functional layout. Additional features include portable A/C plus NEW PAINT & FIXTURES completed in 2020. The LOCATION is hard to beat—minutes from the U of A, U of A Hospital, River Valley, Whyte Ave, downtown & countless amenities. A fantastic opportunity in one of Edmonton's most sought-after central neighbourhoods! Building permits SHORT-TERM RENTALS, including Airbnb. (id:6769)

Living room 4.03 m X 5.12 m

Dining room 4.03 m X 2.04 m

Kitchen Measurements not available

Primary Bedroom 3.37 m X 4.41 m

Bedroom 2 2.68 m X 4.14 m

Listing Presented By:



Originally Listed by:
Exp Realty



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.