



## Edmonton Alberta

\$315,900

Top floor living in a beautiful Brownstone! This spacious 2 bed, 1 bath open-concept condo offers 9' ceilings, A/C, hardwood floors, fresh paint, and an immaculate interior. The inviting space features a stunning electric fireplace and flows onto a huge private balcony with downtown views - perfect for relaxing or entertaining. Both bedrooms are generously sized, and the large bathroom includes a soaker tub and separate shower. Enjoy in-suite laundry, plus a titled underground heated parking stall with storage cage. Located in a secure, pet-friendly building on tree-lined streets in a sought-after neighbourhood with shopping nearby. Ideal for professionals, students or investors; just minutes to Whyte Ave, U of A, downtown, and the Whitemud. (id:6769)

Living room 3.86 m X 4.86 m

Kitchen 4.06 m X 5 m

Primary Bedroom 3.16 m X 5.82 m

Bedroom 2 2.96 m X 4.32 m

Laundry room 1.78 m X 2.11 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://www.lorifrankhomes.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.