



## Edmonton Alberta

\$339,900

Immaculate and upgraded top floor corner unit! This 2 bdrm, 2 bath air conditioned condo in Brownstones I offers stylish, move in ready living in a prime location! This open concept home features a modern colour palette, 9' ceilings, hardwood floors, large windows, insuite laundry, and hot water on demand that enhance comfort and convenience. The spacious layout includes a beautiful kitchen with granite counter tops, large bedrooms, and a bright living area perfect for entertaining or relaxing. Step outside to a huge south facing balcony ideal for enjoying sunny summer days. This exceptionally well managed complex showcases a unique European inspired design with open pedways connecting each building, helping maintain low condo fees of \$388, which include heat & water! Heated underground titled parking with storage cage complete this great condo. Incredible location in the heart of Queen Alexandra, just minutes to the University of Alberta, Whyte Avenue, shopping, dining, and transit. (id:6769)

Living room 3.91 m X 5.35 m

Kitchen 3.91 m X 4.27 m

Primary Bedroom 3.19 m X 4.14 m

Bedroom 2 3.11 m X 3.84 m

Laundry room 2.13 m X 1.79 m

Listing Presented By:



Originally Listed by:  
The Foundry Real Estate Company  
Ltd



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