



## Edmonton Alberta

\$725,000

SPECTACULAR RIVER VALLEY VIEWS! ROOF TOP PATIO! Experience breathtaking River Valley Views from this STUNNING 2 bedroom +den, 2 bathroom condo situated on Saskatchewan Drive. Boasting over 2560 SqFt of luxurious living space, this residence features Floor-To-Ceiling windows, a double-sided electric fireplace, and a deluxe kitchen with Granite Countertops, Stainless Steel Appliances, + full wall cabinets. The primary suite offers a walk-in closet, 4-piece ensuite, and a walk-in glass shower. To complete the suite is a 2nd generous sized bedroom, Den, 4 piece bath and laundry room with storage space. With a loft providing access to a PRIVATE Rooftop Patio along with TITLED side-by-side parking and 2 TITLED storage units, this property exudes sophistication and elegance. Enhanced with upgrades such as Hardwood Floors, Cork Floors, Newer Windows, Furnace (2022) + Professionally Painted, this exceptional home is ideal for discerning individuals seeking a refined urban lifestyle near the University and Downtown (id:6769)

Living room 5.96 m X 5.74 m  
Dining room 4.93 m X 3.86 m  
Kitchen 3.63 m X 4.5 m  
Family room 4.26 m X 5.42 m  
Den 3.55 m X 4.68 m  
Primary Bedroom 5.03 m X 5.33 m  
Bedroom 2 3.77 m X 3.66 m

Laundry room 4.13 m X 3.03 m  
Storage 1.81 m X 2.25 m  
Utility room 1.53 m X 1.92 m  
Other 3 m X 2.57 m  
Other 2.32 m X 3.07 m  
Loft 2.84 m X 5.73 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.normcholak.com/>

**RE/MAX ELITE**

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