



## Edmonton Alberta

\$146,900

**PRIME DOWNTOWN LOCATION!** This spacious, well-maintained 1-bedroom condo puts you steps from restaurants, nightlife, shopping, and the LRT. MacEwan University is within walking distance, and quick transit access makes commuting to the University of Alberta a breeze. Bright and functional layout featuring newer laminate flooring throughout, a generous living area, and a large west-facing balcony with stunning downtown views—perfect for evening sunsets and BBQs. The kitchen is finished with granite countertops and includes a brand new dishwasher. This unit also offers in-suite laundry and a titled underground parking stall. The building features great amenities including a fitness room and social room with pool tables and large projector TV system. Major upgrades have already been completed: windows (2020), make-up air unit (2022), backwater prevention (2019), hot water tanks (2018), parkade membrane (2024), and hallway carpets (2022). Condo fees do include all utilities. Excellent value for downtown living! (id:6769)

Living room Measurements not available x 6.9 m

Dining room Measurements not available x 2.6 m

Kitchen Measurements not available x 2.6 m

Primary Bedroom Measurements not available x  
5.2 m

Listing Presented By:



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Royal Lepage Arteam Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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