



## Edmonton Alberta

\$309,900

Discover the ideal combination of high-end renovation, size & location in this fully renovated 1061 sq.ft. 2-bedroom, 2-bathroom suite in Westcliffe Arms. With a lovely tree-lined view from it's west side exposure & spacious balcony, this property is filled with natural light. The unit boasts a custom kitchen featuring stainless steel appliances, trendy hardwood & tile flooring, in-suite laundry & a three-piece en-suite bathroom. The large second bedroom/office & renovated 4 piece bath make this perfect for anyone a room mate or working from home. Complete w titled underground parking & a storage locker. The condo fees include heat, electricity & water! Stylish vintage common areas, such as a social lounge & gym. This prime location is close to restaurants, grocery stores, bike paths & of course the river valley. Just half a block away from the Government Center and LRT, it offers easy access to the UofA & downtown. A very rare blend of 70's square footage & modern interior - this is the one. (id:6769)

Living room 4.39 m X 5.37 m

Dining room 2.3 m X 2.63 m

Kitchen 2.3 m X 3.17 m

Primary Bedroom 3.96 m X 4.05 m

Bedroom 2 3.05 m X 5.44 m

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc



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