



## Edmonton Alberta

\$154,900

Listing Presented By:



PRIME DOWNTOWN LOCATION. This spacious, well-maintained condo is ideally positioned in the heart of downtown, just steps from restaurants, nightlife, shopping, and the LRT. Grant MacEwan University is within walking distance, and with the train at your doorstep, commuting to the University of Alberta is quick and convenient. Inside, you'll find a modernized kitchen that flows into a generous living area—perfect for both everyday living and entertaining. The large private balcony offers impressive downtown views and space for a BBQ. This one-bedroom unit includes in-suite laundry and a titled underground parking stall. The building offers excellent amenities including a fitness room and sauna. Recent building upgrades include new windows (2020), make-up air unit (2022), backwater flow prevention system (2019), hot water tanks (2018), parkade membrane (2024), and new hallway carpets (2022). An excellent opportunity to enjoy urban living with everything at your doorstep. (id:6769)

Living room 5.35 m X 6.87 m

Dining room 2.41 m X 2.57 m

Kitchen 2.25 m X 2.79 m

Primary Bedroom 5.02 m X 5.18 m

Originally Listed by:  
MaxWell Devonshire Realty

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



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