



## Edmonton Alberta

\$126,000

Located in the heart of downtown, this condo offers quick and convenient access to shopping, dining, nightlife, employment hubs, and all of Edmonton's major post-secondary institutions, NAIT, MacEwan, and the University of Alberta. The unit features modern updates, fresh paint, updated flooring, stainless-steel kitchen appliances and in-suite laundry. Unwind after a long day on your spacious 160 sq ft balcony with BBQ, where you can take in beautiful views of the tree-lined street. Enjoy the building's excellent amenities, including a sauna, fitness room, and social room. Just a 5-minute walk to the stunning River Valley and its extensive trail system, this location is perfect for an active lifestyle. The unit also includes a heated underground parking stall. Prefer transit? The Grandin LRT station is just one block away, and you're directly connected to downtown bike lanes. Condo fees include heat, water, and electricity. Don't miss this opportunity! (id:6769)

Living room 4.58 m X 3.46 m

Dining room 2.97 m X 2.69 m

Kitchen 2.36 m X 2.29 m

Primary Bedroom 3.5 m X 2.8 m

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company



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