



## Edmonton Alberta

\$449,900

Experience the height of beauty, sophistication, and life in the heart of Downtown Edmonton in this stunning 7th-floor, southwest-facing condo. Offering over 1,550 sq ft of thoughtfully designed living space, this home boasts breathtaking views of the River Valley, the University, and stretches all the way to West Edmonton Mall. Just steps from Edmonton's finest dining experiences and everyday amenities, this immaculate 2 bedroom + den, 2 bathroom home blends spacious, open living with modern touches throughout. Enjoy fresh air on your private balcony equipped with a gas line for BBQing. The upgraded kitchen features granite countertops, stainless steel appliances, and sleek cabinetry, while comfort-focused upgrades—including a central steam humidifier, Nest system, and air purifier—ensure year-round wellness. With in-suite storage, a private storage cage, and direct underground parking, this home truly has it all—just moments from Victoria Park, River Valley trails, Country Club, and golf. (id:6769)

Living room 5.57 m X 5.59 m

Dining room 3.44 m X 2.47 m

Kitchen 2.9 m X 5.22 m

Den 2.38 m X 2.47 m

Primary Bedroom 6.13 m X 4.44 m

Bedroom 2 3.1 m X 4.94 m

Listing Presented By:



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Exp Realty



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