



## Edmonton Alberta

\$249,000

This stunning 2-bedroom unit, spanning over 1,400 sq. ft., is filled with natural light thanks to large windows on both the west and east sides. The brand-new kitchen boasts modern appliances and flows seamlessly into the bright dining area and expansive living room. The primary bedroom offers a 2-piece ensuite and a walk-in closet, while the second bedroom is equally spacious. Additional conveniences include in-suite laundry, a generously sized storage room, and extra storage space. You'll also enjoy the benefit of an oversized titled underground parking stall. The building features fantastic amenities such as an exercise room, a party room, and plenty of visitor parking. Situated in a prime downtown location, this unit provides quick access to the LRT, the University of Alberta, Grant MacEwan, and the breathtaking River Valley trails. (id:6769)

Living room 4.05 m X 4.05 m

Dining room 3.56 m X 3.39 m

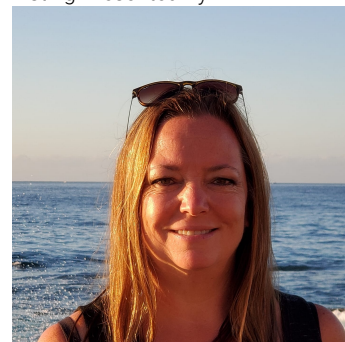
Kitchen 4.59 m X 3.56 m

Primary Bedroom 5.38 m X 4.19 m

Bedroom 2 3.94 m X 3.43 m

Storage 1.37 m X 2.25 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)