



## Edmonton Alberta

\$239,900

Spacious 2 bedroom, 2 bathroom condo (1,422 sq.ft.) in McDougall Place, ideally located near LRT, Ice District, restaurants, coffee shops, river valley trails, and with quick access to the U of A. Situated on the south side of 104 Street—close to the action yet on a quiet tree-lined street. Bright east and south exposures with a south-facing balcony offering partial river valley views. Features walnut hardwood and ceramic tile, a formal dining room plus kitchen eating area, and 2 large in-suite storage rooms. Includes 4-piece main bath and 3-piece ensuite. Appliances: stove, fridge, dishwasher, in-suite washer/dryer, and air conditioning. Titled underground parking stall (#120) included. Condo fees cover heat, water, power, building insurance, plus access to exercise room, social room, and visitor parking. A great value in an excellent location ready for immediate possession! (id:6769)

Living room 7.46 m X 3.65 m

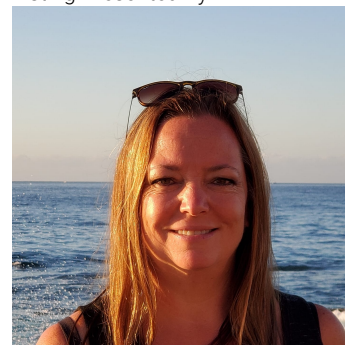
Dining room 4.05 m X 3.25 m

Kitchen 2.97 m X 2.86 m

Primary Bedroom 5.79 m X 3.53 m

Bedroom 2 3.94 m X 3.66 m

Listing Presented By:



Originally Listed by:  
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