



## Edmonton Alberta

\$199,500

RARE CORNER UNIT, with its own ATTACHED HEATED SINGLE GARAGE! CENTRAL LOCATION - just minutes from Downtown, NAIT, MacEwan, LRT/transit, Royal Alex Hospital and Downtown Entertainment District! BRIGHT WEST and NORTH FACING unit, backing onto Queen Mary Park! Smart open-concept layout that seamlessly connects the kitchen, dining, and living areas - perfect for entertaining or relaxing. In the Kitchen you'll find plenty of storage and countertop space w/ extra storage in the tall pantry plus a convenient eat-up bar. The Living Room flows out to a large, private balcony with lovely views. The Primary Bedroom is huge, with dual closets and 4-pc Ensuite. The second Bedroom is also spacious and has a 3-pc Bath w/ large shower next to it. IN-SUITE LAUNDRY ROOM/STORAGE ROOM completes this amazing condo! Titled parking is included, party room, extra storage available downstairs. Don't miss out on this terrific unit in an incredibly convenient location perfect for students and professionals! A True Must See! (id:6769)

Living room 4.81 m X 4.14 m

Dining room 4.75 m X 2.04 m

Kitchen 3.96 m X 2.93 m

Primary Bedroom 6.4 m X 3.05 m

Bedroom 2 3.85 m X 3.75 m

Laundry room 2.41 m X 1.68 m

Listing Presented By:



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