



## Edmonton Alberta

\$312,700

Step into the bright and welcoming charm of this 3rd -floor two-bedroom condo! You'll love having Mill Creek and the River Valley trails just outside your door, with trendy shops, restaurants, and cafes as your friendly neighbours. The University of Alberta and downtown are only minutes away, keeping you close to all the action. Inside, the sunlit living room offers the perfect mix of comfort and privacy--ideal for cozy nights in or entertaining friends. Step out onto your deck to sip your morning coffee, enjoy a good book, or watch the world go by. With heated underground parking to keep things simple, city living has never looked so good. Don't miss your chance to call Studio on the Hill home! (id:6769)

Living room 3.63 m X 2.35 m

Dining room 3.63 m X 1.61 m

Kitchen 5 m x Measurements not available

Primary Bedroom 2.92 m X 3.43 m

Bedroom 2 3.77 m X 2.98 m

Listing Presented By:



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