



## Edmonton Alberta

\$200,000

Why rent when you can own? With falling interest rates, MacEwan University's expansion, and a new LRT line coming, now's the perfect time to buy. This well-maintained 2 bed, 1.5 bath main-floor suite with front-facing patio is ideal for investors, first-time buyers, students, professionals, or seniors. The open-concept kitchen, dining, and living area is ready for your personal touch. The spacious primary bedroom features dual walk-through closets, a 4-piece ensuite, and a large window overlooking the patio. The second bedroom has no window--perfect for a guest room or home office. A 2-piece bath with enclosed laundry/storage, titled underground parking, and a 4x10 storage locker complete the unit. Enjoy downtown perks like great dining, short commutes, and vibrant culture--all in a quiet, park-surrounded setting. Don't miss out! (id:6769)

Living room 4.29 m X 4.26 m

Kitchen 3.53 m X 3.22 m

Primary Bedroom 3.82 m X 3.63 m

Bedroom 2 3.44 m X 2.1 m

Laundry room 1.66 m X 1.35 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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