



## Edmonton Alberta

\$285,000

Exceptional 2-Level Condo in a Modern Building! This unique home offers a rare layout with bedrooms and bathrooms on separate levels for privacy. The main floor features an open living and dining area, stylish kitchen with stainless steel appliances, quartz counters, soft-close cabinetry, LED lighting, and a full 3-piece bathroom with access to a private balcony. The lower level includes two spacious bedrooms, a full 4-piece bathroom, a dedicated laundry room, and storage. Finished with plank flooring and triple-pane windows, the unit is bright and inviting. The building is built to the highest standards with acrylic stucco, wood, and Tyndall stone accents, and features a high-efficiency boiler system. Ideally located near MacEwan University, downtown, shopping, and transit. Perfect for professionals, students, or investors. Currently tenant occupied, possession subject to tenancy. (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca