



## Edmonton Alberta

\$209,000

WALK TO CLASS, CLINIC, OR COFFEE--IN MINUTES! This bright and spacious 2-bedroom condo in Varscona Tower is just two blocks from the University Hospital and minutes from campus. Inside, you'll find two oversized bedrooms, including a primary suite with walk-in closet. The galley-style kitchen flows into a dedicated dining area and a large living room with sliding doors leading to a private balcony. Features include an updated 4-piece bath, durable laminate flooring, and one covered underground parking stall. Varscona Tower is a secure, pet-friendly (with approval), 18+ concrete building with fantastic amenities--like an indoor pool and easy access to public transit. Enjoy the best of Garneau living, steps from the University of Alberta, Whyte Avenue, cafes, shops, and the River Valley. Whether you're a student, professional, or investor, this is a rare opportunity in one of Edmonton's most walkable neighbourhoods. A pleasure to view! (id:6769)

Living room 4.3 m X 3.98 m

Dining room 3.63 m X 4 m

Kitchen 2.47 m X 2.19 m

Primary Bedroom 5.38 m X 3.89 m

Bedroom 2 4.16 m X 3.77 m

Storage 2.34 m X 1.44 m

Listing Presented By:



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**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)