



## Edmonton Alberta

\$259,900

Welcome home to this CHARMING LOFT situated in the heart of downtown YEG. Offering LOADS OF CHARACTER, ARCHITECTURAL DETAILS, & WARMTH with natural brick and concrete detail. 2 LEVEL UNIT totalling 834.33 SqFt (419.46 SqFt MAIN, 414.87 SsFt BELOW GRADE). Unit also offers 2.80 MU ZONING allowing for mixed RESIDENTIAL & wide range of COMMERCIAL permitted uses. Unit features a very rare and unique private suite entrance from the street making it feel like a luxury New York townhouse/brownstone. Main floor offers an OPEN CONCEPT KITCHEN, DINING ROOM, LIVING ROOM and 2 PIECE BATH, and downstairs will lead you to a MASSIVE PRIMARY BEDROOM RETREAT with WALK-IN CLOSET, 4 PIECE ENSUITE BATH, LAUNDRY ROOM, and enough space to accommodate a 2nd living/sitting area. 12 FOOT CEILING on the main provides that OPEN and AIRY LOFT FEEL and loads of in-suite storage one can never have too much of. Close/walkable to almost any downtown amenity including the ICE and BREWERY DISTRICTS, GRANT MACEWAN, SHOPS, RESTAURANTS/BARS. (id:6769)

Primary Bedroom 5.7 m X 3.51 m

Dining room 2.2 m X 3.43 m

Living room 2.58 m X 3.37 m

Kitchen 3.38 m X 3.97 m

Listing Presented By:



Originally Listed by:  
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