



## Edmonton Alberta

\$397,500

Beatty Lofts! UNIQUELY ZONED commercial & residential this CORNER UNIT, New York Style LOFT is ideal for investors & 1st time home buyers who want to be in the HEART OF DOWNTOWN. This MAIN FLOOR loft BOASTS over 1,500 sqft, 14 ft ceilings w/ floor to ceiling exposed brick walls & is quietly located at the rear of the complex. Separate front foyer, leading into your open concept layout, perfect for entertaining - modern kitchen w/ expansive island, dining room & grand living room. Upper loft is currently being used as an office - easily convert to a guest bedroom. Primary suite features vaulted ceiling, wall closets & 5-piece ensuite - w/ special feature of jack & jill pocket door access into your 2-piece guest bathroom. Concrete flooring throughout, upgraded light fixtures(2024), painted(2024), A/C & in-suite laundry. Walking distance to: 104th St Farmer's Market, restaurants, nightlife, Ice District & Rogers Place. Enjoy the luxury of the upcoming LRT Station, MacEwan & NorQuest all just steps away. (id:6769)

Living room 6.6 m X 5.61 m

Dining room 4.61 m X 3.65 m

Kitchen 4.82 m X 2.94 m

Primary Bedroom 5.84 m X 4.34 m

Bedroom 2 3.98 m X 3.52 m

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc

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