



Edmonton Alberta

\$199,000

Welcome to this spacious 2-bedroom Downtown Edmonton condo in the heart of the city, located in the well-managed Melrose Manor! This bright, open-concept home features a cozy gas fireplace, laminate flooring throughout & a versatile flex space ideal for a den, home office, or sunroom. The spacious kitchen offers maple cabinetry & an adjoining dining area. Two generous bedrooms, a 4-pc bathroom. In-suite laundry & a heated underground parking stall. The building also features a convenient car wash bay. Unbeatable location just steps to LRT access, public transit, restaurants, shopping, Rogers Place, government offices & Edmonton's River Valley trails. Only 20 minutes by LRT to the University of Alberta, making this an ideal first-time buyer opportunity or investment property in a highly desirable downtown location. Perfect for first-time buyers, professionals, or investors seeking strong rental appeal. Priced to sell with quick possession available. Move in and enjoy the best of downtown living! (id:6769)

Living room 3.79 m X 3.41 m

Dining room 2.34 m X 2.46 m

Kitchen 2.54 m X 2.35 m

Den 3.31 m X 1.96 m

Primary Bedroom 3.45 m X 3.05 m

Bedroom 2 3.93 m X 2.42 m

Laundry room 2.33 m X 1.23 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.wendylam.ca/>



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