



## Edmonton Alberta

\$280,000

Enjoy all the perks of living downtown without the typical noise and hassle. This 1,013 sq. ft. home features a clean, open-concept layout that maximizes every inch of space. You are located just steps away from the UofA, the downtown core, RE/MAX Field, and the endless walking and biking trails of the River Valley. The interior is move-in ready with durable vinyl plank flooring, high-end appliances, and the convenience of in-suite laundry and storage. The primary bedroom includes a cheater door leading directly into the 4-piece bathroom. Outside, the large concrete patio features a natural gas outlet for your BBQ, ideal for hosting guests. This well-maintained home also includes secure underground parking with a storage cage, and a pet-friendly policy. This is an excellent opportunity in a desirable location and should not be missed. (id:6769)

Living room 3.59 m X 5.92 m

Primary Bedroom 3.06 m X 5.26 m

Dining room 3.49 m X 3.16 m

Bedroom 2 3.43 m X 3.02 m

Kitchen 2.4 m X 3.24 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

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