



Edmonton Alberta

\$269,000

Experience the convenience of downtown living without the constant noise and congestion. This spacious 1,013 sq. ft. condo offers a bright open-concept design that makes the most of every square foot. Ideally located just minutes from the UofA, the downtown core, RE/MAX Field, and the extensive walking and biking trails throughout the River Valley. Inside, the home is move-in ready with durable vinyl plank flooring, high-end appliances, and the practicality of in-suite laundry and additional storage. The generous primary bedroom features a convenient "cheater" door providing direct access to the 4-piece bathroom. Step outside to the large concrete patio complete with a natural gas BBQ hookup, perfect for relaxing or entertaining. This well-cared-for property offers exceptional value with LOW monthly condo fees of \$385.42. The unit also includes secure underground parking with a storage cage, plus a pet-friendly building. An outstanding opportunity in a sought-after location and should not be missed. (id:6769)

Living room 3.59 m X 5.92 m

Dining room 3.49 m X 3.16 m

Kitchen 2.4 m X 3.24 m

Primary Bedroom 3.06 m X 5.26 m

Bedroom 2 3.43 m X 3.02 m

Listing Presented By:



Originally Listed by:
Royal LePage Prestige Realty

<https://www.youreghometeam.ca/>

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