



## Edmonton Alberta

\$195,000

First time home buyers and investors you will love this condo located at Glenora Gates! Step inside this charming open-concept condo, just steps away from Edmonton's vibrant Brewery District! With soaring 10ft ceilings throughout, this unit has been very well maintained and offers a functional floor plan. The bright living room flows seamlessly onto your 11' x 11' balcony, perfect for relaxing or entertaining. The kitchen is excellent for hosting, and features a newer stove (2023) and microwave hood fan (2024), plenty of cabinetry & countertop space, and a center island with a breakfast bar. A spacious dining area completes the space. Enjoy a large primary bedroom featuring a double closet, and another nicely sized bedroom as well beside the 4pc bathroom. Includes brand-new in-suite laundry (2024) for added comfort, a titled underground parking stall, and a private storage cage for extra space. Close proximity to Downtown, Macewan, UofA, NAIT, restaurants & shopping, future LRT plus more! (id:6769)

Living room 4.52 m X 3.75 m

Dining room 2.62 m X 3.19 m

Kitchen 2.72 m X 2.28 m

Primary Bedroom 4.33 m X 3.34 m

Bedroom 2 3.9 m X 3.19 m

Utility room 1.99 m X 1.82 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://realtybyjana.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)