



## 10606 102 Avenue 201 Edmonton AB

\$210,000

Welcome to this beautifully maintained condo nestled in the heart of Downtown Edmonton, within the trendy Monaco II building. With over 800 sq ft inviting living space, this unit offers a charming kitchen, a spacious living room with a cozy fireplace, and sliding patio doors leading to the south-facing deck. There is a separate dining area and a large primary bedroom. A good sized second bedroom, in suite laundry and a full bath complete this unit. Enjoy the convenience of titled heated underground parking, providing both safety and security. Quiet building with a secluded inner courtyard for rest and relaxation! This sought-after location is within easy walking distance to Grant MacEwan, central Downtown offices, the vibrant 4th Street Promenade, and the lively nightlife along Jasper Ave. Plus, a mere 2-minute stroll to the Corona LRT opens up endless possibilities with the ongoing LRT expansion. Experience the perfect blend of comfort, style, and convenience in this ideal urban abode. Welcome home!

Listing Presented By:



Originally Listed by:  
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