



## Edmonton Alberta

\$212,000

Incredible Value in an Unbeatable Location! Welcome to this beautifully maintained and move-in-ready 2-bedroom condo just steps from the Legislature Grounds, the River Valley, and walking distance to the Downtown core, Ice District, LRT, and the University of Alberta. The perfect blend of convenience, style, and comfort—ideal for first-time buyers or investors. This impressive unit features cork and tile flooring throughout the main living areas with plush carpeting in the bedrooms. The modern kitchen offers rich espresso cabinetry, granite countertops, stainless steel appliances, and an upgraded high-efficiency washer and dryer. Enjoy the inviting living room with a Step out onto the southwest-facing balcony to soak in natural sunlight and take in beautiful views of the Parliament grounds. Building amenities include: Underground parking, Low condo fees, Stunning rooftop patio, Top-floor fitness centre and social room, indoor and outdoor visitor parking. (id:6769)

Living room 4.1 m X 2.36 m

Kitchen 5.25 m X 4.57 m

Primary Bedroom 3.08 m X 3.95 m

Bedroom 2 3.07 m X 3.11 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**RE/MAX ELITE**

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