



Edmonton Alberta

\$265,000

Excellent location just blocks from Whyte Ave & walking distance to the U of A. This well-maintained second-floor unit offers 1,041 sq.ft. of open-concept living with 2 bedrooms, 2 full bathrooms & a den that could serve as a third bedroom or office. The living room features a cozy gas fireplace, while the kitchen boasts white cabinetry with granite countertops. Neutral carpet runs through the living spaces, with luxury vinyl tile in the kitchen & bathrooms. The primary bedroom includes a full ensuite, two mirrored closets, & is well separated from the second bedroom for added privacy. Bright paint, modern fixtures & newer front-load laundry appliances complete the interior. A sunny south-facing balcony extends off the living room, and the powered parking stall is directly behind the building for easy access. Condo fees cover heat, water, building maintenance, and a fully funded reserve. A fantastic location with strong rental potential—this unit is a must-see! (id:6769)

Living room 3.53 m X 3.17 m

Dining room 3.35 m X 2.79 m

Kitchen 3.36 m X 3.64 m

Den 3.36 m X 2.53 m

Primary Bedroom 3.41 m X 5.19 m

Bedroom 2 3.28 m X 3.44 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://ryan-mcdonald.c21.ca/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca