



## Edmonton Alberta

\$274,900

Wake up, grab a coffee, and step into a downtown lifestyle where work, restaurants, and late nights out are all part of your daily rhythm. Offering 1174 SF of comfortable living space, this 2 bedroom, 2 bath condo delivers room to breathe without giving up the energy of the city. The generous living area is anchored by a cozy gas fireplace and large windows that fill the space with natural light, while the kitchen flows effortlessly into dining and living areas, perfect for quiet nights in or hosting friends before heading to Rogers Place or nearby hotspots. Separated bedrooms create privacy for guests or a home office, with central A/C and in-suite laundry adding everyday ease. Step onto the oversized balcony, over 25 ft of outdoor space where mornings feel slower and evenings feel electric. The parking stall in the heated parkade means you never have to face the elements. If downtown living has been calling your name, this is where it starts. (id:6769)

Living room 21'7" x 13'7"

Dining room 10'10" x 8'

Kitchen 7'3" x 9'4"

Primary Bedroom Measurements not available x 11

m

Bedroom 2 11'7" x 14'

Laundry room 8'4" x 5'

Utility room 8'1" x 4'8"

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://rickaujla.c21.ca/>

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