



## Edmonton Alberta

\$249,000

You'll love this amazing 2-storey condo in The Provence! Enjoy a fantastic central location with downtown views, just steps from the LRT, Kingsway Garden Mall, NAIT, and Royal Alexandra Hospital. The open-concept main floor features a beautiful kitchen with stainless steel appliances, granite countertops, under-cabinet lighting, ample storage, and plenty of countertop seating—perfect for entertaining. Upstairs, you'll find two spacious owner's suites, each with its own ensuite, plus laundry with an extra sink, linen storage, and an open den ideal for a home office or reading nook. With 9 ft ceilings on both levels, the home feels bright and spacious. Additional perks include a gas fireplace, central air conditioning, heated underground parking with extra storage, and a second-floor courtyard patio - perfect for summer BBQs with downtown views. Don't miss this opportunity for stylish, convenient urban living! (id:6769)

Living room 4.09 m X 5.83 m

Dining room 4.1 m X 3.8 m

Kitchen 4.08 m X 3.22 m

Primary Bedroom 5.48 m X 3.87 m

Bedroom 2 5.47 m X 3.13 m

Laundry room 1.45 m X 0.9 m

Listing Presented By:



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