



## Edmonton Alberta

\$224,900

Welcome to this beautifully situated condo in downtown Edmonton. This well-maintained home features an open-concept layout with a modern kitchen, complete with a central eat-up island, quartz countertops, tile backsplash, upgraded appliances, and vinyl plank flooring. The living area opens onto a large, west-facing covered patio with a gas line for your BBQ, perfect for enjoying sunny evenings. The generous primary bedroom offers his-and-hers closets with direct access to the full bathroom. A versatile den, along with a roomy in-suite laundry and storage area, adds to the functionality. Freshly painted throughout, this unit is move-in ready. Enjoy the convenience of a titled, heated underground parking stall with a storage cage. The building is well-managed with professional management and offers excellent amenities, including a fitness center and guest suite. Ideally located in the heart of the city—just steps to shops, restaurants, public transit, Grant MacEwan, and the Ice District. Virtually staged. (id:6769)

Living room 4.78 m X 4.28 m

Kitchen 3.57 m X 2.7 m

Den 3.44 m X 2.74 m

Primary Bedroom 3.81 m X 3.64 m

Laundry room 3.13 m X 0.55 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://thebureauyeg.com/>

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