



## Edmonton Alberta

\$135,000

MOTIVATED SELLER - ESTATE SALE OPPORTUNITY in the heart of downtown Edmonton! This 1222 sq.ft unit boasts 10-FOOT CEILINGS, newer HARDWOOD FLOORS, IN-SUITE LAUNDRY, IN-SUITE STORAGE & 1 TITLED UNDERGROUND PARKING STALL. The OPEN CONCEPT layout includes a large kitchen w/ plenty of cabinet space + center island + breakfast nook, an extendable dining area, & flexible living room w/ expansive windows that both flood the unit with NATURAL LIGHT & offer serene views of a tree-lined park and the dynamic downtown skyline. The main bedroom space includes a massive WALK-THROUGH CLOSET leading to a private 4pc ensuite. Steps from Jasper Avenue for quick access to Edmonton's vibrant lifestyle. 10 minute WALK to ROGERS PLACE, MACEWAN UNIVERSITY, & the ICE DISTRICT. 10 minute DRIVE to UofA, NAIT, & WHYTE AVENUE. Whether you're commuting, dining, or enjoying nightlife, this location is unbeatable. Close to public transit, shopping, top-rated restaurants, & everything Downtown Edmonton has to offer. (id:6769)

Living room 4.25 x 8.38

Kitchen 2.92 x 5.40

Primary Bedroom 5.03 x 3.41

Storage 2.40 x 2.63

Laundry room 2.08 x 1.5

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX ELITE**

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