



Edmonton Alberta

\$200,000

This is HOME! Tucked away on a beautiful tree-lined one-way street in the heart of Grandin, this bright and inviting 2-bedroom condo offers the perfect blend of downtown convenience and quiet residential charm. Enjoy an unbeatable walkable location just steps to parks, groceries, restaurants, government offices, and the Grandin LRT Station only one block away for easy access across the city. Inside, the open-concept layout features 9-foot ceilings, large windows with abundant natural light, engineered hardwood flooring, and quality Hunter Douglas wood blinds. The kitchen is equipped with newer appliances (1-8 yrs old), while the newer furnace and central A/C (2015) provide year-round comfort. The pet-friendly building also includes a large underground parking stall and private storage cage. A fantastic opportunity for professionals, first-time buyers, or investors seeking a stylish condo in one of Downtown Edmonton's most walkable locations. (id:6769)

Living room 5.75 m X 4.07 m

Dining room 3.23 m X 2.36 m

Kitchen 2.48 m X 3 m

Primary Bedroom 4.62 m X 3.56 m

Bedroom 2 3.02 m X 3 m

Utility room 2.06 m X 1.24 m

Listing Presented By:



Originally Listed by:
Liv Real Estate

<https://www.livrealstate.ca/>

REMAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.