



## Edmonton Alberta

\$309,900

Live, Work & Invest in the Heart of Downtown! This spacious 2 bed, 2 bath condo w/ titled underground parking & A/C is perfect for professionals & investors looking to experience the best of downtown living - steps to the LRT, river valley trails, shopping, and minutes from the Ice District, Brewery District, and U of A. Inside, the open-concept layout features a bright white kitchen w/ a breakfast bar and built-in hutch in the dining area & a spacious living area w/ a cozy gas fireplace. Step out to the south facing balcony w/ stunning Legislature views, a gas hookup, and dedicated storage space. The primary suite has a walk-in closet and 4-piece ensuite, while the second bedroom offers its own walk-in closet and 3-piece ensuite—ideal for professionals, roommates, or guests. This well-managed building includes a fitness room, ample visitor parking, and an on-site manager. Condo fees cover heat and water. With a strong reserve fund and a fantastic location, this is an opportunity you don't want to miss! (id:6769)

Living room 4.78 m X 4.14 m

Dining room 4.57 m X 2.02 m

Kitchen 3.37 m X 2.44 m

Primary Bedroom 4.74 m X 3.25 m

Bedroom 2 4.32 m X 3.26 m

Laundry room 2.61 m X 2.09 m

Storage 1.73 m X 1.48 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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