



## St Albert Alberta

\$319,900

Welcome to 407, 5 Perron St! Experience vibrant downtown living in this stunning 2-bed, 2-bath condo with approx. 1,276 sq ft of stylish comfort! Built in 2009, this top floor unit showcases a sun-filled layout with 9-ft ceilings, durable vinyl plank flooring and tile throughout. The chef-inspired kitchen shines with granite countertops, stainless steel appliances, and a spacious island--flowing seamlessly into a warm living room with a corner gas fireplace. The primary suite features a private 4-piece ensuite, while the second bedroom is thoughtfully set apart for privacy. Enjoy year-round ease with in-suite laundry and A/C. Unwind on your balcony with downtown views, plus benefit from heated underground parking and added storage. Condo fees cover heat and water. Just steps to the river, parks, cafes, boutiques, Arden Theatre & farmers' market--refined urban living awaits. (id:6769)

Living room 4.88 m X 8.83 m

Dining room 2.83 m X 3.57 m

Kitchen 3.29 m X 5.71 m

Primary Bedroom 3.77 m X 5.41 m

Bedroom 2 2.88 m X 4.05 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



### 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.