



## Edmonton Alberta

\$259,900

Live life to the MAXX! Perfectly positioned in Queen Mary Park--just steps from 104 Ave and MacEwan University--this premier, well-managed condo puts the best of the city at your doorstep. This stylish 2 bed, 2 full bath CORNER suite shines with upgrades: HUGE ISLAND, sleek granite C/T, modern cabinetry, and a high-end SS appliance package feat. an induction stove, pot filler, and upgraded oven range. Enjoy luxury vinyl plank flooring, fresh designer paint, and central A/C for year-round comfort. Step outside to not one, but TWO NORTH - and WEST - facing balconies with city views and a BBQ hookup--perfect for morning coffee or evening unwinds. Your titled, heated, secure underground parking stall is ready, though with a Walk Score of 10, you may rarely need it. Cafes, restaurants, galleries, boutiques, The Promenade, Jasper Ave, 124 Street, and River Valley trails are all just steps away, with quick access to the Ice District, U of A, NAIT, and transit. Stylish, connected, and completely move-in ready (id:6769)

Living room 3.26 m X 5.74 m

Dining room Measurements not available

Kitchen 5.72 m X 2.65 m

Primary Bedroom 6.23 m X 3.72 m

Bedroom 2 3.21 m X 3.14 m

Laundry room 2.38 m X 1.55 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.thesoldsisters.ca/>



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