



## Edmonton Alberta

\$189,500

Welcome to this well-maintained 2-bedroom, 2-bathroom condo in Terrace Court--an excellent opportunity for first-time buyers, students, or investors in the heart of downtown Edmonton. Fresh paint throughout gives the unit a bright, refreshed feel, making it move-in ready. The functional layout is complemented by large windows for plenty of natural light, while the west-facing balcony features a gas BBQ hookup--perfect for relaxing or entertaining. A brand new stackable washer and dryer adds everyday convenience, along with central A/C and secure heated underground parking. Located just steps from the River Valley, Remax Field, Ice District, and countless restaurants and shops. Plus, the University of Alberta is only a 5-minute drive or about 11 minutes by bus--making this a great option for students or rental income. Enjoy walkable city living with everything you need right at your doorstep. (id:6769)

Living room 3.64 m X 5.63 m

Dining room 3.37 m X 4.23 m

Kitchen 3.18 m X 2.59 m

Primary Bedroom 4.2 m X 3.04 m

Bedroom 2 3.07 m X 2.67 m

Listing Presented By:



Originally Listed by:  
Exp Realty



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