



## Edmonton Alberta

\$245,000

Step into this stylish 4th-floor corner unit in downtown Edmonton, perfectly situated just steps from the LRT, and moments from trendy restaurants, coffee shops, and boutique shopping. Enjoy quick access to the Ice District, Brewery District, Legislature, U of A, and the scenic river valley trails. This bright AIR CONDITIONED 2-bedroom unit features an open-concept with an abundance of windows. The kitchen boasts a large raised island with built-in wine rack, updated STAINLESS steel appliances. The inviting living room is warmed by a cozy electric fireplace, while the dining area opens to a spacious west-facing balcony--complete with a gas BBQ hookup--overlooking a beautiful tree-lined street. The bathroom impresses with a DOUBLE sink, generous counter space, a JETTED SOAKER tub, and private ensuite access from the primary bedroom. A second bedroom and convenient IN-SUITE LAUNDRY add to the functionality. Your TITLED UNDERGROUND TANDEM parking includes a storage cage. With immediate possession available. (id:6769)

Living room 3.81 m X 3.07 m

Dining room 3.43 m X 2.76 m

Kitchen Measurements not available

Primary Bedroom 3.68 m X 3.55 m

Bedroom 2 3.21 m X 3.02 m

Listing Presented By:



Originally Listed by:  
Front Door Real Estate

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



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