



## Edmonton Alberta

\$260,000

ONE OF THE MOST DESIRABLE LOCATIONS IN THE CITY! Immaculate TOP FLOOR, AIR CONDITIONED 2 bedroom unit overlooking charming RIVERDALE, RIVER VALLEY, & LOUIS MCKINNEY! 10FT CEILINGS greet you adding volume and loads of NATURAL LIGHT into this charming unit. Engineered HARDWOOD & TILE. UPDATED KITCHEN w/ LARGE ISLAND KITCHEN & BREAKFAST BAR, perfect for entertaining. 2 bedrooms are separated by a full 4 piece bath, a set up great for a HOME OFFICE or roommate. Bathroom is complete with extra cabinets, TILE FLOOR and entrance to the Primary Bedroom. PRIVATE EAST FACING BALCONY makes for great summer evenings or morning coffee in the sun. Utility Room off the balcony adds extra storage. RECENT UPGRADES include TANKLESS DUAL WATER HEATER, FRESH PAINT THROUGHOUT, NEW CARPET, LIGHT FIXTURES & REFINISHED CABINETS & COUNTERTOPS. Park in the TITLED, HEATED, UNDERGROUND stall with LARGEST STORAGE CAGE IN THE BUILDING. Tons of visitor & street parking. An incredible opportunity to make this condo yours! (id:6769)

Living room Measurements not available x 19 m

Dining room 7'9" x 9'5"

Kitchen 7'7" x 12'9"

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
The Foundry Real Estate Company  
Ltd



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