



Edmonton Alberta

\$124,900

Over 1500 sq ft of stylish downtown living! This bright corner unit features expansive windows with sweeping views of the future Warehouse Park now under construction. Located in the heart of downtown, you're steps from restaurants, shops, and entertainment. Originally a commercial space, the building boasts soaring 10-ft ceilings--perfect for a live/work setup. The unit offers 2 bedrooms, 2 bathrooms, a full laundry room, and has been updated over the years--move-in ready. Includes a titled covered parking stall. The price reflects future building work, with levies expected in the 6-figure range, and note that conventional financing is not available. An excellent opportunity to buy at a discount with long-term upside. Sold as-is. (id:6769)

Living room 6.69 m X 5.81 m

Dining room 4.71 m X 3.58 m

Kitchen 3.96 m X 2.11 m

Primary Bedroom 6.23 m X 5.6 m

Bedroom 2 3.09 m X 5.65 m

Laundry room 2.72 m X 2.12 m

Listing Presented By:



Originally Listed by:
Real Broker

<https://theamyottegroup.com/>

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