



## Edmonton Alberta

\$260,000

Located in the heart of downtown, directly across from GMCC & 2 streets down from Roger's Place. Steps to all amenities & quick commute to UofA. Spacious, naturally lit & an open floorplan, this 6th floor unit welcomes you with gleaming hardwood floors & plenty of windows. Trendy flat panel cabinets, granite countertops/backsplash, stainless steel appliances & gas line for evening bbqs. Living room with city views & direct access to balcony to enjoy morning sunrises. Dual dining areas for entertaining. Primary bedroom is complete with secondary access to deck, walk-in closet & 3 pc ensuite with contemporary glass shower, matching granite & full windows. 2nd bedroom for guests, home office or additional dressing room. 4pc bathroom & in suite laundry complete this unit. Secured underground parking & plenty of guest parking. Enjoy the city's landmarks, modern conveniences & urban nightlife at your doorstep. Immediate possession available. (some virtually staged photos). (id:6769)

Living room 4.71 m X 3.62 m

Kitchen 2.91 m X 2.66 m

Primary Bedroom 3.26 m X 4.14 m

Bedroom 2 3.26 m X 2.66 m

Breakfast 2.88 m X 2.41 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>

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