



## 11111 82 Avenue 603 Edmonton AB

\$399,900

Steps to U of A campus! This is an upgraded executive condo with 2 bedrooms and 2 full baths. Modern open floor plan with 9 foot ceilings, wrap around balcony, and it is a corner suite. The kitchen features maple cabinetry, granite countertops, stainless steel appliances, and a raised eating bar. Bright open concept living area with a huge bank of windows! Primary bedroom has a private ensuite with soaker tub. 2nd bedroom w/ walk in closet and a full bathroom right out the door. In suite laundry and storage rooms. Recently completed new flooring and paint throughout (2024) as well as a new furnace and AC (2019). Large wrap around balcony with a gas BBQ line and north and west exposures. Titled underground parking Unit #40 with storage cages in front of your car. Condo fee includes heat/water. Excellent location 1/2 block to the U of A Hospital and a few blocks to the U of A campus, close to coffee shops, restaurants, transportation, and quick access to downtown. Shows very well! Move in ready!

Listing Presented By:



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