



Edmonton Alberta

\$239,900

Welcome home to this luxury, one bedroom + den, original-owner residence showcasing pride of ownership and thoughtful updates throughout in the heart of the vibrant downtown core. Bathed in natural light, the west-facing balcony offers sunny skyline views directly overlooking MacEwan University and downtown. The open-concept living area is enhanced with NEW upgraded European longboard flooring (2025) and a fresh, modern repaint (2025). A sleek kitchen features crisp granite countertops, a glass-top stove, stainless steel appliances, and a newer Fisher & Paykel dishwasher (2021). The bedroom enjoys a private corner setting w/ black out blinds, while the spa-inspired 4 pc bath. Everyday convenience comes with in-suite laundry w/ new washer/dryer (2025), a heated underground parking stall with an industrial welded storage cage, & a BBQ gas line on the balcony. The building offers secure entry, a party room with kitchen, and ample visitor parking--all steps from Rogers Arena, LRT, shopping, & the Ice District (id:6769)

Living room 3.95 m X 3.76 m

Kitchen 3.03 m X 2.64 m

Den 2.34 m X 2.7 m

Primary Bedroom 3.12 m X 3.02 m

Listing Presented By:



Originally Listed by:
RE/MAX Professionals

<https://blacklabelpropertygroup.com/>

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