



## Edmonton Alberta

\$300,000

CENTRE OF THE CITY! Spacious 2 Bdrm, 2 Bath property features one of the LARGEST FLOOR PLANS in the building (1,100+ sq ft). Primary Bedroom is enormous & includes a walk-in closet. Plenty of storage space available w/ a second walk-in closet, storage room in-suite & additional STORAGE ROOM on the Balcony. The entire suite is CARPET-FREE! East sunlight makes for a bright & cheery living space. Enjoy time outdoors on the Balcony w/ GAS BBQ LINE. Features: AIR CONDITIONING, IN-SUITE LAUNDRY, CONCRETE CONSTRUCTION & HEATED, UNDERGROUND PARKING. Condo fee only \$0.49/sq ft/month (incl. heat & water). Secure & Quiet Building w/ on-site Gym. PET FRIENDLY! EXCELLENT TRANSIT (LRT, Bus) - 15 minutes to the University of Alberta. BIKER'S PARADISE - 5 mins to the river valley + numerous trails & bike lanes in the community. Railtown Park at your doorstep. Walking distance to Rogers Place, MacEwan University, NorQuest College, grocery store (5 mins. walk away!), shopping, restaurants & office towers. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Storage Measurements not available

Listing Presented By:



Originally Listed by:  
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