



## Edmonton Alberta

\$265,000

ICON II CONDO WITH INCREDIBLE VALUE ON 104 STREET Welcome to this luxurious 2 bedroom, 2 bath condo in the sought-after Icon II, offering exceptional value in the heart of downtown. This spacious suite features granite countertops, hardwood and tile flooring, stainless steel appliances, 9' ceilings, in-suite laundry, and a gas line on the balcony for summer BBQs. Floor-to-ceiling windows fill the space with natural light and offer sweeping city views. 2 bedrooms, 2 full bathrooms and big closets. The sale includes the furniture shown. Enjoy titled underground parking and unbeatable walkability with a 98/100 Walk Score. You're just steps to locally owned shops, cafes, and restaurants, plus minutes to the Financial District, MacEwan University, the Arts District, Winspear, and the River Valley. The LRT connects you quickly to the U of A, NAIT, and Southgate. You'll love being right on vibrant 104 Street, home to Edmonton's Downtown Farmers Market, one of our city's best summer gems! (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

Listing Presented By:



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