



Edmonton Alberta

\$165,000

FANTASTIC DOWNTOWN LOCATION! Welcome to this spacious and updated condo in the heart of downtown just steps to restaurants, nightlife, shopping, & the LRT. A short walk to Grant MacEwan and with the train right outside your door, commuting to the University of Alberta is a breeze. Step inside to sleek, modern kitchen that opens up to a generous living area, perfect for entertaining or relaxing. The large private balcony offers stunning panoramic views of the downtown skyline with room for a BBQ. 1 bdrm unit features insuite laundry and comes with a titled underground parking stall. Building also includes great amenities like, sauna, & fitness room. Recent Building Upgrades: New windows (2020) New make-up air unit (2022) Backwater flow prevention system (2019) New hot water tanks (2018) New parkade membrane (2024) New hallway carpets (2022) New balconies coming soon special assessment already paid. Live the downtown lifestyle with everything you need at your doorstep in this beautifully refreshed condo (id:6769)

Dining room 2.36 m X 2.63 m

Kitchen 2.26 m X 2.69 m

Primary Bedroom 5.02 m X 5.18 m

Listing Presented By:



Originally Listed by:
RE/MAX Professionals

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

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca