



## Edmonton Alberta

\$244,700

Live the Good Life in Downtown Edmonton! Embrace the excitement of urban living in this 2-bedroom condo, set to be even more convenient with the upcoming new LRT line! This concrete building blends modern luxury with top-notch convenience. Enjoy sweeping Downtown Edmonton views from your balcony with a storage room. The open-concept layout is bathed in natural light, and the primary bedroom offers direct balcony access to enjoy your morning coffee. Designed exclusively for adult living, offering a tranquil environment. Unwind & socialize in the dedicated recreation room. Be active without going out during the cold winter in the on-site Gym. Features A/C, 2 visitor parking stalls, a private guest suite, and secure heated underground parking. Situated in the downtown district, across the street from Grant McEwan University, just steps away from the city's best restaurants, ICE district, Roger's place, the LRT station, shops, entertainment, and more! 'Some photos are virtually staged' (id:6769)

Living room 4.77 m X 3.01 m

Dining room 4.42 m X 2.39 m

Kitchen 2.11 m X 2.32 m

Primary Bedroom 3.42 m X 4.15 m

Bedroom 2 3.61 m X 2.98 m

Listing Presented By:



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