



## Edmonton Alberta

\$373,800

Don't miss seeing this beautiful 2 bedrm, 2 bathrm 1052 sf spacious University property. Terrific location just a stones throw to the University of Alberta Campus & the University Hospital. Quick access to Grant MacEwan University, Downtown & the LRT to the Southside or Ice District. Walk to Whyte Avenue & all the shops/restaurants/Farmers Market. The River Valley & golf are also close by. You will love the bright & open floor plan w/large windows & 9 ft ceilings! The kitchen has an extended counter top & lots of sleek cabinetry plus a microwave hood fan. Spacious dining space for entertaining. Patio doors off the living rm lead you to a N & E facing balcony w/expansive views (Glass railing & BBQ gas line) of a mature tree lined street. In suite laundry w/stackable washer & dryer. Underground Visitor parking plus Secured heated UNDERGROUND parking stall w/a storage cage in front for added convenience. Terrific property for the active/ busy professional(s), an investment (\$2K?) or kids going to University (id:6769)

Living room 4.36 m X 5.09 m

Kitchen 2.79 m X 3.71 m

Primary Bedroom 3.99 m X 3.31 m

Bedroom 2 3.05 m X 2.95 m

Laundry room 1.46 m X 2 m

Breakfast 1.88 m X 2.2 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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