



## Edmonton Alberta

\$250,000

Check out this newly renovated, 2-bedroom condo nestled in a serene building mostly occupied by owners! Situated on the top floor, this corner unit boasts exceptional tranquility and privacy. With newer vinyl windows on 3 exterior walls, natural light floods the space, accompanied by refreshing summer breezes. The modern suite features the kitchen, dining area, living room, 2 bedrooms, a 3-p bath, in-suite laundry, and an assigned parking stall for added convenience. Select furnishings are negotiable, ensuring a seamless transition into your new home. It has an array of amenities including restaurants, bars, cafes, farmers market, and is just blocks from the River Valley trails and close to downtown and the University of Alberta. An exceptional investment for university students, it presents the advantages of ownership over renting, promising both comfort and financial prudence. Located in the heart of Edmonton, near the lively Whyte Ave, this condo offers 24-hour fun. (id:6769)

Living room 4.74 m X 3.91 m

Dining room 4.74 m X 2.06 m

Kitchen 2.94 m X 2.53 m

Primary Bedroom 3.84 m X 3.37 m

Bedroom 2 3.39 m X 2.86 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.realtyedmonton.ca/>

**RE/MAX**

**RE/MAX River City**

13120 St. Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-457-3777

Fax:

[simon@simonchong.com](mailto:simon@simonchong.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.