



# Edmonton Alberta

\$324,900

This 1169 sf 2 bedroom, 2 bath home faces the treed river bank. With bike paths at your door, an LRT Station across the street, and downtown within walking distance, you can explore the city any way you like! You'll love having a private street-level front door and patio. Step inside and you'll want to move in! The open plan living, dining, kitchen, and laundry areas have new gorgeous wide-board maple flooring, and the foyer and mechanical room have new tile flooring! This area was completely repainted with new baseboards and door/window casings installed. The kitchen has ample counter space and a large pantry, plus new quartz countertops, tile backsplash, and dishwasher, and you'll appreciate the new pot lights throughout this bright and open space. The large primary bedroom has a spacious ensuite bath, walk-in closet, and secondary closet and the second bedroom/den is ideal for a home office or guest space. The A/C unit is new and ready to keep you cool, and there's titled underground parking too! (id:6769)

Living room 5.44 m X 4.37 m

Dining room 4.53 m X 2.47 m

Kitchen 3.43 m X 3.23 m

Primary Bedroom 6.35 m X 3.63 m

Bedroom 2 3.54 m X 2.97 m

Listing Presented By:



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