



## Edmonton Alberta

\$229,900

2 BED | 2 BATH | 2 PARKING | Gates on 117th. Tucked on a quiet, tree-lined street in the heart of Edmonton's most walkable corridor. Steps from MacEwan, the Brewery District, ICE District, and 124 Street, this pet-friendly corner unit delivers the downtown lifestyle without the downtown noise. Floor-to-ceiling windows and 10-ft ceilings flood the open-concept layout with natural light, while new vinyl plank flooring, new paint, and fresh carpet make it move-in ready from day one. The kitchen anchors the space with stainless appliances, generous cabinetry, and an eat-up island built for hosting. Private covered patio with gas BBQ hookup, in-suite laundry, and two tandem underground stalls round out a package that's genuinely hard to find at this price point. If you want urban energy with a quiet street to come home to, this is it. (id:6769)

Living room 3.8 m X 3.59 m

Dining room 4.48 m X 3.96 m

Kitchen 4.62 m X 3.59 m

Primary Bedroom 6.72 m X 3.27 m

Bedroom 2 4.23 m X 2.91 m

Utility room 1.58 m X 1.15 m

Listing Presented By:



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