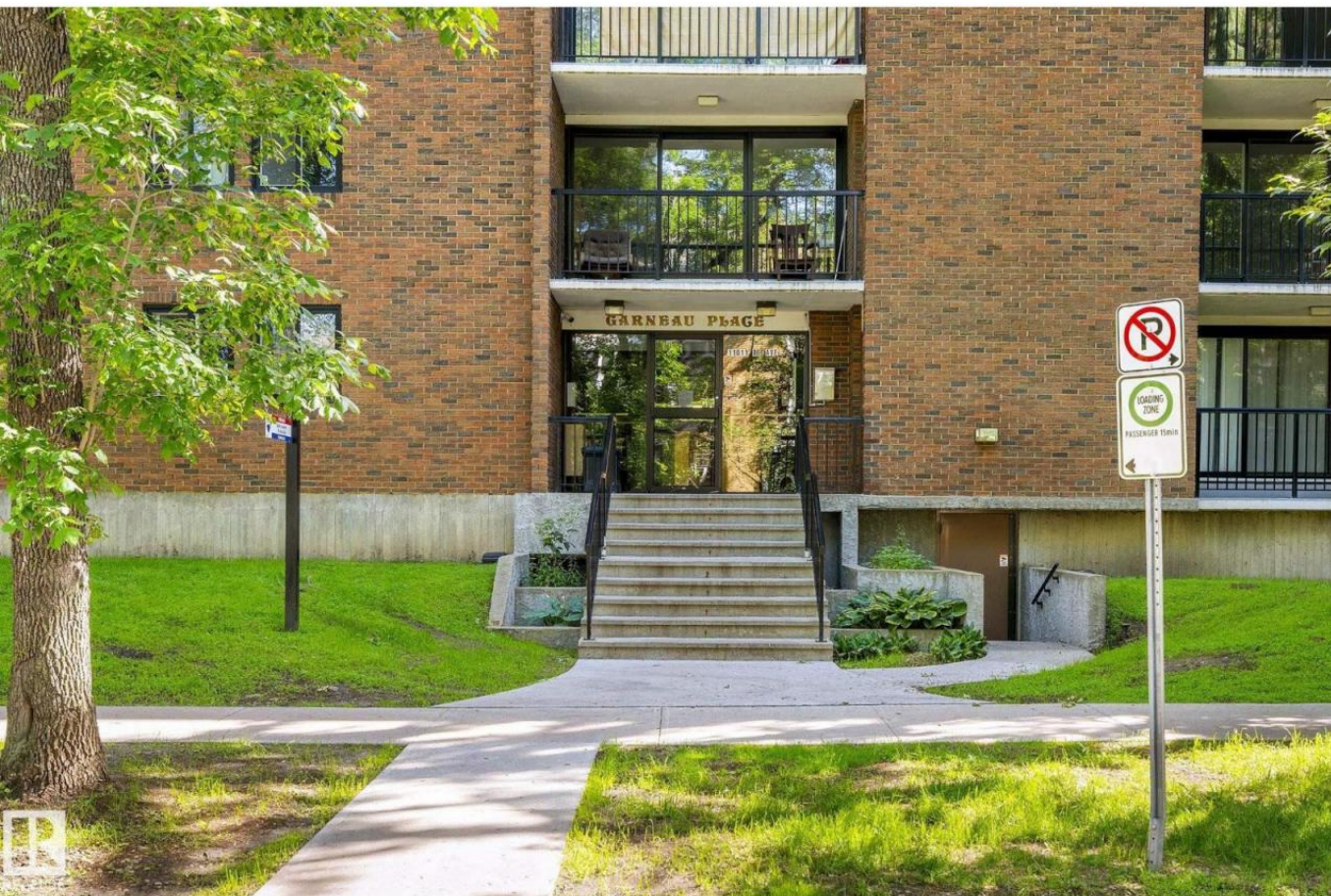




Edmonton Alberta

\$300,000

Nestled in the heart of Garneau and just steps from the University of Alberta, this updated 2 bedroom, 1.5 bath corner unit offers exceptional value in one of Edmonton's most historic and coveted neighbourhoods. Walk up the front steps of Garneau Place, a beautiful and solid concrete-built low-rise, walk through the timeless foyer and into your first floor unit - it feels like a private home! Over 1,050 sqft of well designed living space supports busy daily life, privacy and entertaining. Featuring an updated kitchen with stainless steel appliances, updated bathrooms, a spacious entrance, large in-suite storage room, in-suite laundry, and TWO private balconies/patios for indoor-outdoor living (south-facing balcony and east facing patio). Titled, secured underground parking stall. Incredibly walkable- steps to UofA, river valley trails, Whyte Ave, and Ace Coffee right on your street! Easy access to downtown, transit and all amenities. An amazing opportunity in an unbeatable location. Welcome home! (id:6769)

Living room 3.64 m X 4.61 m

Dining room 2.75 m X 2.81 m

Kitchen 2.48 m X 2.22 m

Primary Bedroom 3.79 m X 4.3 m

Bedroom 2 3.34 m X 4.34 m

Storage 1.38 m X 1.89 m

Listing Presented By:



Originally Listed by:
Rimrock Real Estate

<https://www.rossellatrulli.com/>

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.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.