



## Edmonton Alberta

\$245,000

PRIME BREWERY DISTRICT LOCATION! This beautifully appointed 2 bedroom, 2 bath condo features in-suite laundry, private patio with gas BBQ hookup overlooking a peaceful courtyard, and rooftop access with breathtaking city skyline views. Heated underground parking included. Condo fees cover heat, water, A/C, and parking—exceptional value! Locker for package deliveries but most are delivered direct to your apartment door! Walk to trendy cafes, bistros, bakeries, and shopping. Bike lanes at your doorstep make commuting effortless. Pet-friendly building with ground-level courtyard access perfect for dog owners. This is urban living at its finest—comfort, convenience, and lifestyle all in one package. Don't miss this opportunity in Edmonton's MOST SOUGHT AFTER urban-professional neighbourhood! (Some photos virtually staged). (id:6769)

Living room 16'7" x 11'11"

Dining room 9'11" x 11'2"

Kitchen 12'1" x 12'2"

Den 9'3" x 10'9"

Primary Bedroom 14'10" x 9'2"

Utility room 6'11" x 6'2"

Mud room Measurements not available

Listing Presented By:



Originally Listed by:  
Signature Edge Realty International

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