



## Edmonton Alberta

\$238,000

Grandin Gates, where space, comfort, and downtown convenience come together in this beautifully maintained end-unit condo. This unit is filled with natural light from large windows and features an 9' ceilings with an airy open-concept layout ideal for both everyday living and entertaining. The living room is anchored by a charming corner fireplace, while the adjoining kitchen and dining area flow seamlessly together. With 2 generously sized bedrooms and 2 full bathrooms, the layout offers excellent comfort and privacy for professionals, guests, or roommates. Newer paint and finished with updated flooring, this move-in ready condo also includes in-suite laundry, a large private patio, and 1 heated underground parking stall on separate title. Ideally located just one block from the LRT and close to the University of Alberta, MacEwan University, NAIT, and the many amenities of downtown Edmonton, this property also offers direct access to a walking trail just behind the building, perfect for pet lovers. (id:6769)

Living room 5.2 m X 3.65 m

Dining room 3.37 m X 2.76 m

Kitchen 2.39 m X 3.96 m

Primary Bedroom 4.88 m X 3.91 m

Bedroom 2 2.83 m X 3.92 m

Laundry room 1.99 m X 2.32 m

Utility room 2.06 m X 1.22 m

Listing Presented By:



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