



## Edmonton Alberta

\$239,900

Top-Floor Condo close to ICE District - 2 Mins to Rogers Place & Future Warehouse Park! This 20th-floor corner unit offers unobstructed east-facing views, front-row seats to Canada Day and New Year's Eve fireworks from your private balcony, exceptional natural light including a kitchen window (rare in condos of the building!). The building is professionally managed with a strong reserve fund, new hallway carpeting, visitor parking, bike storage, a fitness facility, and a premium underground parking stall in a prime spot. Located just off 103 Avenue and 105 Street, this condo puts you: 2 minutes from Rogers Place and unique restaurants and pubs including JW Marriott Hotel. Steps from the upcoming Warehouse Park -- a vibrant new green space under development. Within walking distance to grocery stores, banks, and LRT stations (MacEwan and Bay/Enterprise). This condo is ideal for professionals, students, or investors looking for location, lifestyle, and long-term value. (id:6769)

Living room 2.38 m X 3.18 m

Kitchen 2.38 m X 3.18 m

Primary Bedroom 3.58 m X 3.4 m

Bedroom 2 3.32 m X 3.06 m

Listing Presented By:



Originally Listed by:  
ComFree

**RE/MAX® ELITE**

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