



## Edmonton Alberta

\$161,888

Beautifully maintained 2-bedroom, 2-bath condo featuring one of the most spacious and rare floor plans in the building with 2 underground parking stalls. This bright west-facing unit is flooded with natural light and offers a spacious open-concept layout that feels warm and inviting from the moment you walk in. The bedrooms are thoughtfully positioned on opposite sides of the unit, providing added privacy - ideal for roommates, guests, or a home office setup. Enjoy the convenience of in-suite laundry, a cozy fireplace, and all appliances included. Located just one block from Rogers Place and the vibrant Ice District, you'll love being within walking distance to restaurants, shopping, entertainment, and all the energy of downtown living. Perfect for a first-time buyer, downtown professional, or investor looking to add a strong property to their rental portfolio. Well-managed building with friendly, welcoming neighbours and a great sense of community. (id:6769)

Living room 3.54 m X 3.6 m

Dining room 3.13 m X 4.74 m

Kitchen 3.68 m X 3.63 m

Primary Bedroom 4.34 m X 3.33 m

Bedroom 2 3.58 m X 3.35 m

Laundry room 2.1 m X 2.24 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://www.nicholaelise.com/>

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