



## Edmonton Alberta

\$262,500

Don't miss your chance to own in one of Edmonton's most loved locations. This 2 bedroom, 2 bathroom condo sits just off the top of the river valley, giving you easy access to evening walks, gorgeous views, and that walkable central YEG lifestyle. Inside, the layout feels a little more interesting than your standard condo while still being practical for everyday living. You'll find in-suite laundry with extra storage, a cozy gas fireplace, spacious bedrooms, and a generous walk-in closet in the primary bedroom. The unit has also been refreshed with recent paint and carpet, making it move-in ready with quick possession available. This well managed building offers a main floor social room, and the unit comes with TWO titled tandem underground parking stalls -- a rare and valuable bonus. With transit right outside and routes connecting to NAIT and the University of Alberta, this is a smart option for first-time buyers, downsizers, or anyone looking for this Edmonton life! (id:6769)

Living room 4.4m x 5.7m

Kitchen 2.7m x 3.3m

Primary Bedroom 3.5m x 5.5m

Laundry room 3.23 m X 2.2 m

Listing Presented By:



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MaxWell Challenge Realty

<https://thisedmontonlife.com/>

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