



## Edmonton Alberta

\$425,000

One of Edmonton's most sought-after loft spaces, this beautifully reimaged warehouse conversion offers nearly 1500sqft of authentic character & modern design. Located across from MacEwan University & walking distance to downtown, the Ice District, LRT, restaurants & the river valley, this unique home combines urban convenience with architectural appeal. Originally a 1950s yellow brick warehouse, the building retains its exposed brick walls, industrial concrete character & oversized windows while incorporating contemporary updates. Renovated with wide plank hardwood flooring, dramatic lighting & a modern kitchen featuring stainless steel appliances, extensive cabinetry & a large butcher block island. The flexible open concept layout is filled with natural light from its west-facing exposure. Additional features include a renovated 4 pc bathroom, in-suite laundry, built-in wardrobe storage, titled underground parking & visitor parking. A rare opportunity to own one of downtown distinctive loft residences. (id:6769)

Living room 7.26 m X 2.97 m

Dining room 4.7 m X 4.67 m

Kitchen 3.56 m X 3.06 m

Family room 8.12 m X 6.58 m

Primary Bedroom 3.18 m X 4.63 m

Laundry room Measurements not available

Listing Presented By:



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**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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