



## Edmonton Alberta

\$370,000

Unrivalled 30th Floor Views! This executive-level property in Icon II offers a highly desired floor plan, with nearly 1,500 sqft of combined indoor/outdoor living space. Situated facing downtown you take in the panoramic views from Rogers Place to the River Valley from the floor-to-ceiling windows, and two oversized balconies, with natural light in all seasons. Complemented by features such as Air Conditioning, high ceilings, professional-grade appliances, engineered hardwood floors, a gas BBQ hookup, granite countertops and solid wood cabinets. Includes secure underground parking with Two Parking Stalls (tandem) in addition to secure indoor visitor parking for guests. A well-managed, quiet, concrete building, this is one of only a few buildings downtown that are pet-friendly. Located on pedestrian-focused 104th promenade, the Farmer's market, restaurants, and many neighbourhood events are at your doorstep. Experience elevated living! (id:6769)

Living room 6.04 m X 5.41 m

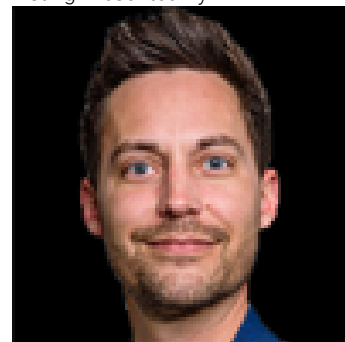
Dining room 2.77 m X 4.84 m

Kitchen 3.16 m X 4.32 m

Primary Bedroom 3.65 m X 4.52 m

Bedroom 2 3.54 m X 4.44 m

Listing Presented By:



Originally Listed by:  
Liv Real Estate

<https://www.livrealestate.ca/>

**REMAX**  
**Excellence**

**REMAX Excellence**

201, 5607-199 Street, Edmonton,  
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.