



## Edmonton Alberta

\$199,900

Cute as a button, convenient & cost-effective! This stylish 3rd-floor condo is perfect for first-time buyers, young professionals or U of A students, offering an unbeatable location just 1km from the University of Alberta & hospital w/ Whyte Ave's trendy cafes, restaurants, boutiques & transit just steps away. Featuring 884 sq. ft. of modern, open-concept living, this bright & airy unit boasts a spacious living room w/ an electric fireplace & patio doors leading to a private west-facing balcony shaded by a mature tree. The sleek, updated kitchen shines w/ grey quartz countertops, high-gloss white cabinetry & full-sized appliances, including an in-suite stacked washer & dryer. The primary bedroom offers a private 2-piece ensuite, while both bedrooms are generously sized for comfort. Storage is no issue w/ a large walk-in closet & your covered parking stall (#6) keeps your car protected year-round. Move-in ready and packed with perks--don't miss out on this incredible opportunity. (id:6769)

Living room 19' x 11'8"

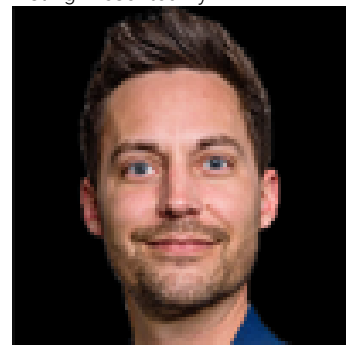
Dining room 9'5" x 8'

Kitchen 12'7" x 7'7"

Primary Bedroom Measurements not available x 10 m

Bedroom 2 13'7" x 8'

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://livarealestategroup.com/>

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