



## Edmonton Alberta

\$279,000

Vibrant downtown living in this fully renovated, air conditioned top floor condo offering over 1,100 sq ft of stylish space. This bright unit features 2 bedrooms, 2 bathrooms, and 2 titled heated underground parking stalls. A spacious front entry welcomes you into the open dining area, large enough to host family and friends, flowing into a functional kitchen designed for easy entertaining. The expansive living room offers plenty of room to relax and provides access to a private covered balcony. Down the hall you will find a 4 PC main bath, a generous second bedroom, and a comfortable primary suite complete with a walk in closet with built in organizers and a 3 PC ensuite. Additional highlights include in suite laundry, two large storage rooms, new AC (2023), new washer and dryer (2025), new window coverings, fresh paint throughout, new balcony flooring, and new kitchen plumbing (2026). Ideally located just steps to local cafes, restaurants, the River Valley, and a quick commute to downtown. (id:6769)

Living room 4.15 m X 5.11 m

Dining room 2.4 m X 3.37 m

Kitchen 2.48 m X 3.7 m

Primary Bedroom 5.15 m X 3.02 m

Bedroom 2 4.08 m X 3.19 m

Utility room 2.71 m X 2.51 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

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