



## Edmonton Alberta

\$269,900

River Valley Views!! This downtown stunner boasts 959 sq ft, 2 bedrooms, 2 full bathrooms, and faces east with a gorgeous view of the river valley below. Expansive windows create a bright, inviting atmosphere by filling the home with natural lighting. The open-concept living space centers on a cozy fireplace and a fully updated, modern kitchen that's perfect for entertaining. The primary bedroom has a large closet & 4-piece ensuite. Step out onto your balcony which overlooks the river valley and baseball field to enjoy coffee at sunrise or game-day views. This home offers comfort AND convenience with it's prime location including air conditioning, heated underground parking, and reasonable condo fees (includes heat/water/sewer!). Located on the edge of the downtown core you've got easy access to the river valley, legislature grounds, restaurants/shops, public transit, U of A, MacEwan, and so much more! Meticulously maintained, move-in ready, and waiting for it's new owner to enjoy! (id:6769)

Living room 6.13 m X 3.68 m

Dining room 3.71 m X 3.63 m

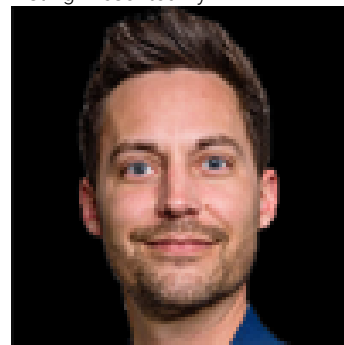
Kitchen 2.97 m X 3.59 m

Primary Bedroom 5.26 m X 3.49 m

Bedroom 2 4.17 m X 3.19 m

Laundry room 1.66 m X 1.58 m

Listing Presented By:



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