



## Edmonton Alberta

\$250,000

This loft-style 1030sf 2 bedroom, 2 bathroom condo combines modern comfort with everyday convenience in ever popular Southview Court in Empire Park. Quick commute to Southgate Centre, LRT, Whitemud, Gateway/Calgary Trail, Italian Centre & University of Alberta. Naturally lit & situated on the third floor with a north exposure. This unit offers a warm/neutral palette. 9' ceilings & oversized windows create a bright & open atmosphere. The contemporary open kitchen features a raised breakfast bar, cooktop stove & built-in oven & plenty of space for dining. Spacious living area with direct access to a private balcony for evening summer bbq's. The primary bedroom includes a walk-in closet & 3pc ensuite. 2nd bedroom, 4pc bathroom & ensuite laundry. Titled heated underground parking with storage cage completes this home. (id:6769)

Living room 13.5 m X 11 m

Kitchen 10.8 m X 8.6 m

Primary Bedroom 12.4 m X 11.3 m

Bedroom 2 10.7 m X 10 m

Breakfast 11.4 m X 8.3 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
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.