



## Edmonton Alberta

\$284,900

Welcome to University Properties! A premium concrete & steel building known for its top-notch construction, soundproofing & unbeatable location. This TOP FLOOR 2 bed/2 bath unit offers 9' ceilings, A/C, Low-E windows & thoughtful bdrm separation - perfect for shared living. Both bdrms boast walk-in closets & the spacious primary offers a 3pc ensuite. The main area incl's an upgraded chefs kitchen w/ S/S appliances, granite counters, tile backsplash & modern cabinetry. Enjoy the warmth of the cozy gas FP or entertain on the huge private balcony (258 sq.ft) w/gas BBQ hookup. Both the unit & the titled underground parking stall are conveniently located right next to the elevator - a rare combination for easy, safe entry. All this in a highly walkable area mins from U of A, Whyte Ave, cafes, shopping, DT & the river valley. Whether you're a student looking for convenience, a professional wanting to be near work, or an investor seeking a turnkey rental in a high-demand area, this property checks all the boxes. (id:6769)

Living room 4.19 m X 3.39 m

Dining room 3.46 m X 1.69 m

Kitchen 3.97 m X 2.51 m

Primary Bedroom 3.47 m X 2.94 m

Bedroom 2 2.82 m X 2.66 m

Laundry room 2.55 m X 1.47 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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

**RE/MAX ELITE**

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