



## Edmonton Alberta

\$195,900

**DOWNTOWN LIVING WITH CITY VIEWS!** This bright and inviting 2 bedroom condo offers the perfect blend of comfort, convenience, and urban lifestyle. Large windows fill the home with natural light while showcasing downtown views, and the private balcony is the perfect place to relax or enjoy morning coffee. The functional layout features a spacious living area, dedicated dining space, and a well-appointed kitchen with ample cabinetry and counter space. Both bedrooms are generously sized with walk-in closets, making this home ideal for roommates, students, or a home office setup. Enjoy the convenience of in-suite laundry, titled underground parking, and plenty of visitor parking for guests. This secure building also features a residents' fitness gym for added convenience. Located in the heart of downtown, you're steps from restaurants, cafes, shopping, nightlife, and transit. Perfect for first-time buyers, students, or investors seeking strong rental potential in a vibrant location. (id:6769)

Living room 3.46 m X 2.28 m

Dining room 3.46 m X 1.99 m

Kitchen 2.86 m X 2.4 m

Primary Bedroom 3.61 m X 3.41 m

Bedroom 2 3.35 m X 3.05 m

Laundry room Measurements not available

Listing Presented By:



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Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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