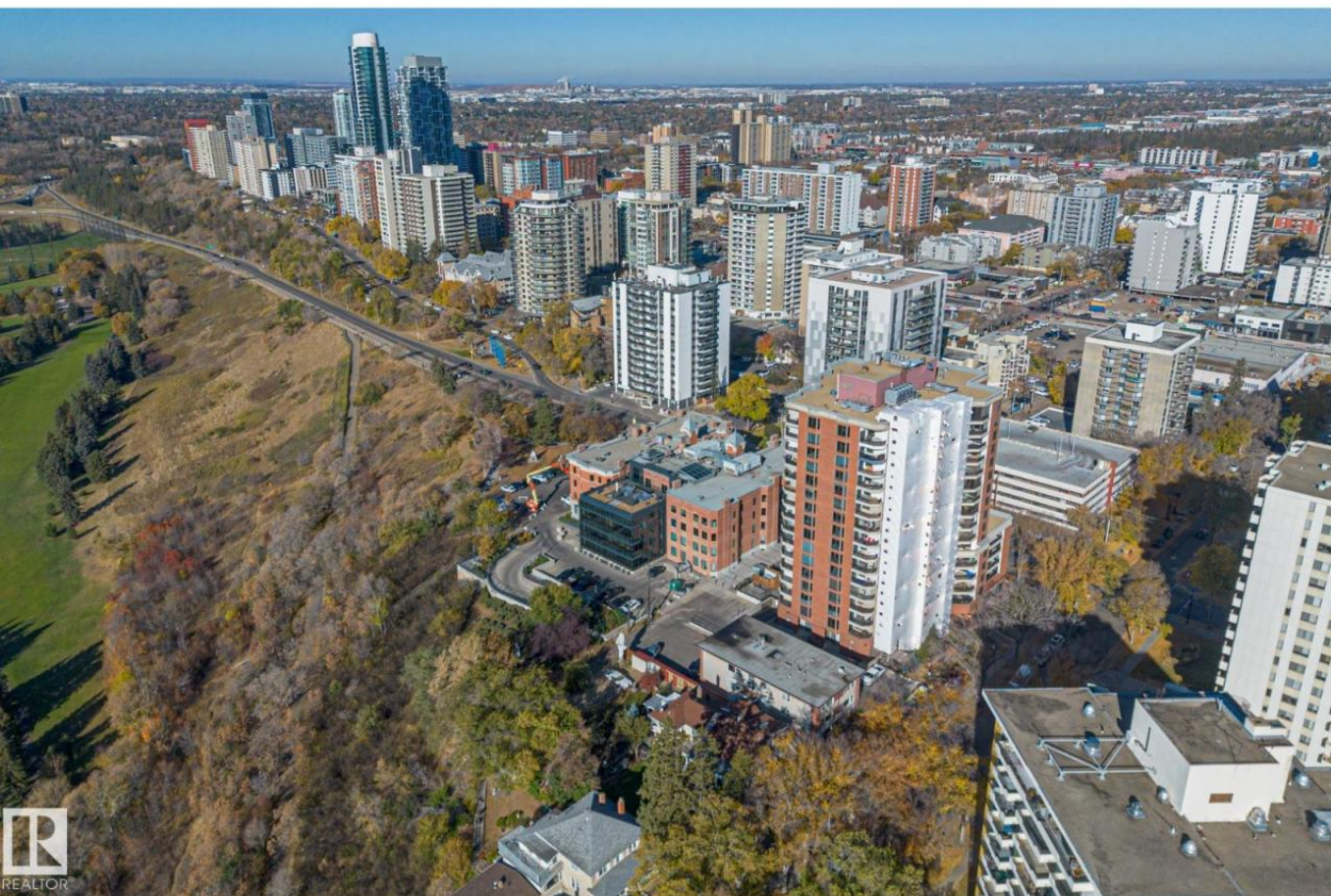




Edmonton Alberta

\$345,000

Welcome to LeMarchand Tower, where you'll enjoy nearly 1,900 sq ft of spacious downtown living with stunning river valley views. Located right at the edge of the river valley, you'll have easy access to walking trails, nature and outdoor activities right outside your door. Inside, the generous layout features a large living room, dining area and flexible den/flex space, all surrounded by large windows that bring in plenty of natural light. The condo offers two spacious bedrooms, including a primary suite with a luxurious 5-piece ensuite and large soaker tub. A full 4-piece bathroom, large laundry room with in-suite laundry and separate storage room add to the convenience. Two underground titled parking stalls are included. With an abundance of space and a layout full of potential, this is a fantastic opportunity to create a home that truly suits you in one of downtown's sought-after locations. (id:6769)

Living room 6.74 m X 4.8 m

Dining room 3.83 m X 3.1 m

Kitchen 2.59 m X 4.2 m

Den 2.64 m X 7.9 m

Primary Bedroom 7.12 m X 3.6 m

Bedroom 2 5.56 m X 3.6 m

Storage 3.54 m X 2.2 m

Laundry room 2.6 m X 1.9 m

Listing Presented By:



Originally Listed by:
Blackmore Real Estate



REMAX Excellence

201, 5607-199 Street, 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.