



## Edmonton Alberta

\$234,900

Multi-storey 18+ condo complex in the heart of downtown Edmonton. This well-maintained unit features 1 bdrm plus a den, 2 baths, central air conditioning, in-suite laundry & a heated, secure underground parking stall. This pet-friendly complex offers amenities like a fitness centre, social room & visitor guest suite. Interior finishes include laminate flooring & carpet, along with original appliances complemented by an ultra-quiet Miele dishwasher. Built in 2008, the unit remains in superb condition & has been meticulously cared for by both the current & original owners. Balcony provides ample space to relax & enjoy the surrounding views. An ideal home for professionals, executives, students, or parents of students attending MacEwan University. For sports enthusiasts & concertgoers, Rogers Place is a 15-minute walk, while restaurants, cafes, bars & retail services throughout downtown Edmonton are just minutes from your door. Public transit access is exceptional, with convenient proximity to the LRT. (id:6769)

Living room 3.1 m X 3.76 m

Kitchen 2.53 m X 2.95 m

Den 2.35 m X 2.5 m

Primary Bedroom 3.32 m X 4.51 m

Listing Presented By:



Originally Listed by:  
ComFree

**RE/MAX ELITE**

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