



## Edmonton Alberta

Boyle Street

**\$169,900**



TOP FLOOR LIVING WITH OVER 1,200 SQFT, 3 BEDROOMS INCLUDING 2 PRIMARY SUITES, 2 PARKING STALLS & AN UNBEATABLE DOWNTOWN-EDGE LOCATION! Freshly updated and move-in ready, this spacious Boyle Street condo offers a rare layout with 3 bedrooms INCLUDING 2 primary suites, each featuring walkthrough closets and private 4PC ensuites, plus an additional 4PC main bath. The bright white kitchen showcases newer appliances, an eat-up breakfast bar, and opens seamlessly to the dining and living area anchored by a cozy wood-burning fireplace with updated mantle. Fresh paint, updated trim, newer fans, select fixtures, in-suite laundry, and a south-facing balcony overlooking greenspace add to the appeal. Includes 2 assigned parking stalls (1 above ground parkade + 1 surface), exercise room, and a well-managed building. Minutes to Grant MacEwan, Rogers Place, Ice District, downtown, River Valley trails, LRT, NAIT, shopping & dining. SOME PHOTOS ARE VIRTUALLY STAGED. (id:6769)

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