



## Edmonton Alberta

\$214,900

Beautiful 1 bed + den condo located perfectly downtown. Sitting conveniently on easy entrance/exit roads, next to a bus stop and close to ALL AMMENITIES, this well maintained unit definitely does not disappoint on the inside. Perfect OPEN concept layout, beautiful kitchen with GRANITE counter tops, STAINLESS STEEL appliances, corner pantry and more than enough cabinet space. The kitchen is open to the spacious living room with a cozy GAS FIREPLACE & a dining nook area. Through the patio doors is a beautiful SW VIEW of the gorgeous legislative grounds and the perfect area to relax and enjoy the afternoon & evening sun. The bedroom offers plenty of space, and in addition to that, is a den to make a home office or study. The 4 pc bath also has GRANITE countertops. ROOFTOP EXERCISE ROOM & outdoor patio facing the RIVER VALLEY compliment this convenient downtown lifestyle. CENTRAL AC, TITLED UNDERGROUND PARKING STALL & fair CONDO FEES!! A few blocks from Corona LRT Station (id:6769)

Living room 6.49 m X 4.11 m

Kitchen 3.45 m X 2.55 m

Primary Bedroom 3.63 m X 2.79 m

Office 2.43 m X 2.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

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