



## Edmonton Alberta

\$235,000

ICON II GEM! GREAT VALUE! IMMEDIATE POSSESSION! STEPS TO ROGERS & GRANT MACEWAN! Searching for your ideal starter condo or investment property? This 723 sq ft 1 bed, 1 bath unit shows exceptionally well & provides exceptional value. 9' ceilings w/ large windows for ample natural light. Light toned wider plank hardwood flooring, beautiful white kitchen w/ granite countertops, stainless steel appliances. In-suite laundry for convenience, heated underground parking = no cold walks to your room! Covered deck for summer patio visits & sipping wine under the stars. Steps to vibrant 104th st restaurants, pubs, farmers markets, and quick access to Jasper Ave, LRT, and Macewan. Condo fees of \$567.78 include water / sewer, heat, professional management, & more! A must see for the urban lifestyle (id:6769)

Living room 5.98 m X 6.4 m

Dining room 2.7 m X 3.98 m

Kitchen 2.7 m X 2.68 m

Primary Bedroom 4.29 m X 3.31 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com