



## Edmonton Alberta

\$259,314

SPACIOUS MODERN CONDO MEETS URBAN DOWNTOWN SETTING!! Just off Jasper Avenue and steps from the Victoria Promenade, this spectacular 1 bedroom plus den unit features 9 ft. ceilings, floor-to-ceiling windows, and drenched in natural light. The open kitchen is equipped with granite counters, an eat up breakfast bar, gorgeous lighting, glass tile backsplash, stainless steel appliances & new fridge. Brand new luxury vinyl plank flooring throughout leads into your open living room and generously sized primary with a huge walk-in closet that fits a king sized bed! The added den space is perfect for a home office. Enjoy a covered balcony with beautiful west views and a gas outlet. Additional perks include titled underground parking, central air, in-suite laundry and low condo fees that cover all utilities. A well-managed condo just moments from river valley trails, golf, countless boutiques and local 124 Street eats. Welcome home! \*SOME PHOTOS ARE VIRTUALLY STAGED\*\* (id:6769)

Living room 16'1" x 15'1"

Primary Bedroom 10'4" x 9'5"

Kitchen 11'3" x 9'3"

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

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