



## Edmonton Alberta

\$179,900

**DOWNTOWN LIVING WITH MODERN COMFORT!** This upgraded 1-bedroom, 1-bathroom ground-level condo offers an ideal blend of style, convenience, and location in the heart of downtown. The bright open-concept layout features a modern kitchen with breakfast bar, sleek cabinetry, and a dedicated dining area that flows seamlessly into the spacious living room. Large windows bring in tons of natural light, creating a warm and inviting atmosphere throughout the home. Step out onto your private balcony and enjoy a partial city view along with the charm of mature tree-lined streets surrounding the building. The generous bedroom is complemented by a well-appointed bathroom and the convenience of in-suite laundry. This well-maintained building also includes assigned secure underground parking for added comfort and peace of mind. Perfect for first-time buyers, professionals, or investors looking for a low-maintenance property in a vibrant downtown location close to restaurants, shopping, parks, and public transit. (id:6769)

Living room 4.37 m X 4.01 m

Dining room 3.21 m X 2.55 m

Kitchen 3.08 m X 2.49 m

Primary Bedroom 4.31 m X 3.58 m

Laundry room 1.64 m X 1.19 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

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



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

[tyson@royalpage.ca](mailto:tyson@royalpage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.