



Edmonton Alberta

\$195,900

DOWNTOWN LIVING WITH CITY VIEWS! This bright and inviting 2 bedroom condo offers the perfect blend of comfort, convenience, and urban lifestyle. Large windows fill the home with natural light while showcasing downtown views, and the private balcony is the perfect place to relax or enjoy morning coffee. The functional layout features a spacious living area, dedicated dining space, and a well-appointed kitchen with ample cabinetry and counter space. Both bedrooms are generously sized with walk-in closets, making this home ideal for roommates, students, or a home office setup. Enjoy the convenience of in-suite laundry, titled underground parking, and plenty of visitor parking for guests. This secure building also features a residents' fitness gym for added convenience. Located in the heart of downtown, you're steps from restaurants, cafes, shopping, nightlife, and transit. Perfect for first-time buyers, students, or investors seeking strong rental potential in a vibrant location. (id:6769)

Living room 3.46 m X 2.28 m

Dining room 3.46 m X 1.99 m

Kitchen 2.86 m X 2.4 m

Primary Bedroom 3.61 m X 3.41 m

Bedroom 2 3.35 m X 3.05 m

Laundry room Measurements not available

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

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.