



## Edmonton Alberta

\$224,900

Live in the heart of downtown Edmonton at Vivacity One, where urban lifestyle meets scenic beauty! Just steps to the River Valley trail system, Legislature Grounds, shopping, dining, transit, and LRT—this prime location offers unmatched walkability and connectivity. This 2 bed, 2 bath condo (ELECTRICITY INCLUDED) offers a bright, south-facing layout with large windows and balcony showcasing stunning river valley views. The open concept design features a modern kitchen with granite countertops, stainless steel appliances, and a center island perfect for entertaining. Enjoy a spacious living and dining area filled with natural light. The primary suite includes a walk-through closet and 4-piece ensuite, while the second bedroom is ideal for guests or a home office. Additional features include central A/C, in-suite laundry, and 1 titled underground parking stall. The building offers visitor parking and a full fitness center, making this the perfect for any investor or first time buyer! (id:6769)

Living room 3.35 m X 3.05 m

Dining room 2.83 m X 2.38 m

Kitchen 2.83 m X 2.32 m

Primary Bedroom 3.81 m X 3.29 m

Bedroom 2 3.63 m X 2.87 m

Laundry room 2.07 m X 1.92 m

Listing Presented By:



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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)

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