

## \$319,000 - N/A, Edmonton

MLS® #E4430481

**\$319,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience this urban DOWNTOWN luxury at its finest! This modern 2 bedrooms, 2 bathrooms home greets you with stunning laminate floors throughout enhance the sophistication & elevate the allure of this unit! Open concept large living room offers large floor to ceiling windows & beautify downtown view. Spacious kitchen boasts SS appliances, granite countertops & an abundance of cabinets. Master bedroom offers a 4pc en-suite & walk-in closet. Enjoy large balcony for your summer BBQs. Plus, in-suite laundry & titled underground heated parking stall. Walking distance to the River Valley, Victoria Golf, Jasper Ave, Roger's Place, restaurants, cafes, transit, biking trails, & U of A is just across the river! Live in luxury & convenience, don't miss your chance to experience this exceptional urban living!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430481  |
| Price          | \$319,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/A                 |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1B8             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Intercom, Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 28   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stone, Stucco   |
| Exterior Features | Commercial, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Flat   |
| Construction      | Concrete, Brick, Stone, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 82               |
| Zoning         | Zone 12          |
| Condo Fee      | \$417            |

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Listing information last updated on July 2nd, 2025 at 8:33pm MDT