

## \$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	67
Zoning	Zone 12
Condo Fee	\$417

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:47pm MDT