

## \$255,888 - N/A, Edmonton

MLS® #E4447514

**\$255,888**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Magnificent in The Monaco!...This Spacious 947sqft Corner unit Boasts 2Beds, 2FULL Baths and 1 UNDERGROUND STALL. With its Wrap-around Balcony and situated across the street from Norquest College's Greenspace, you're walking distance to All the Action and immersed in Downtown Living! Additional Highlights include Newer Stainless-steel kitchen appliances (approx 4 yrs), ample Cabinet space, Peninsula Island with Breakfast Bar, Hunter Douglas two-way BLACK OUT BLINDS and 9FT ceilings. Adding even more value is the AIR CONDITIONING, In-suite Laundry with Storage, Electric Corner Fireplace, 4 piece Ensuite, Walk-in Closet and comes fully furnished. Close proximity to the ICE District, Shopping, Restaurants, and easy access to Public Transit/LRT to UofA, NAIT, along with walking distance to Grant Mac, all ensures a sound. investment!...Reward yourself today and Start Enjoying the Downtown Lifestyle!

Built in 2002

### Essential Information

MLS® # E4447514

Price \$255,888

Bedrooms 2

Bathrooms 2.00



Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
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 5E4

### **Amenities**

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Concrete, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 12th, 2025  
Days on Market                1  
Zoning                              Zone 12  
Condo Fee                        \$586

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