## \$339,900 - N/A, Edmonton

MLS® #E4417928

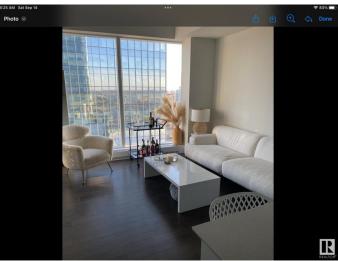
## \$339,900

1 Bedroom, 1.00 Bathroom, 515 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

One of the nicest layouts with WIDER Living Room Space One titled underground Parking Stall. Enjoy a condo lifestyle with all the first class amenities above the J.W. MARRIOT HOTEL. Enjoy unlimited access to ARCHETYPE Body by Bennet GYM, Indoor swimming pool, Hot Tub, Steam room and Yoga, Spin and boxing classes. Amenities like BILLIARDS Lounge, PET WALK AREA, OUT DOOR PATIO AND BBQ ,ROOFTOP DECK, CONFERENCE ROOM. 24/7 CONCIERGE SERVICE. PEDWAY system direct access to LRT ,Grocery Market ,restaurants and more. The LEGENDS PRIVATE RESIDENCE IN THE ICE DISTRICT a great place to call home.





Built in 2019

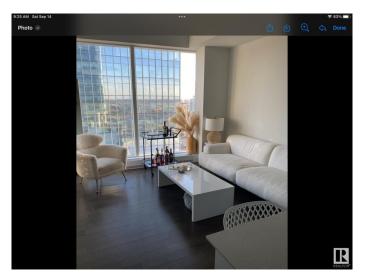
## **Essential Information**

| MLS® #         | E4417928          |
|----------------|-------------------|
| Price          | \$339,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 515               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Туре           | Condo / Townhouse |
|                |                   |

| Sub-Type<br>Style      | Apartment High Rise<br>Single Level Apartment  |  |
|------------------------|--|--|
| Status                 | Active   |  |
| Community Information  |  |  |
| Address                | N/A  |  |
| Area                   | Edmonton   |  |
| Subdivision            | Downtown (Edmonton)  |  |
| City                   | Edmonton   |  |
| County                 | ALBERTA  |  |
| Province               | AB   |  |
| Postal Code            | T5J 0K6  |  |
| Amenities              |  |  |
| Amenities              | Intercom, Parking-Visitor, Security Door, Social Rooms, Concierge Service, Rooftop Deck/Patio  |  |
| Parking Spaces         | 1  |  |
| Parking                | Underground  |  |
| Interior               |  |  |
| Appliances             | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood<br>Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked<br>Washer/Dryer, Stove-Countertop Electric |  |
| Heating                | Fan Coil, Natural Gas  |  |
| # of Stories           | 54   |  |
| Stories                | 1  |  |
| Has Basement           | Yes  |  |
| Basement               | None, No Basement  |  |
| Exterior               |  |  |
| Exterior               | Concrete, Metal  |  |
| Exterior Features      | Golf Nearby, Shopping Nearby, View Downtown  |  |
| Roof                   | EPDM Membrane  |  |
| Construction           | Concrete, Metal  |  |
| Foundation             | Concrete Perimeter   |  |
| Additional Information |  |  |
|                        | nation   |  |

| Date Listed    | January 13th, 2025 |
|----------------|--------------------|
| Days on Market | 82                 |
| Zoning         | Zone 12            |

## Condo Fee \$680



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Listing information last updated on April 5th, 2025 at 6:47pm MDT