

## \$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. MARRIOTT 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              |
| 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 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 Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked 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

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 106                |
| Zoning         | Zone 12            |

Condo Fee                      \$680



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Listing information last updated on April 28th, 2025 at 9:47pm MDT