



## 9704 174 Street 237 Edmonton AB

\$219,900

Here's your chance to own an exceptional 18+ condo that defines comfort and convenience! This spacious 2-bedroom, 2-bathroom gem is move-in ready and perfect for a lifestyle of ease. Step into a bright, open floor plan with a beautiful kitchen featuring an island and breakfast bar--ideal for morning coffee or hosting friends. In-suite laundry and ample storage make daily living a breeze. You'll love the amenities! Enjoy a well-equipped exercise room, social space for gatherings, heated underground parking plus an additional surface stall (titled), a car wash, and secure storage locker(titled). Located just steps from shopping, dining, and public transport, this pet-friendly building also offers quick access to major routes, putting everything you need within reach. With condo fees covering all utilities except electricity, you can experience truly hassle-free living. Ready for immediate possession, this condo is a fantastic choice for a relaxed, yet vibrant lifestyle. Just move in and enjoy!

Listing Presented By:



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