



## 13035 69 Street 304 Edmonton AB

\$94,885

Discover an exceptional opportunity with this top-floor 2 Bedroom condo, priced under \$95,000! Walk into the spacious foyer & closet, pass by your walk-in storage, 4 piece bathroom & Linen closet, all perfectly located to store your goods. Recently renovated to offer a fresh, modern ambiance, with Vinyl plank flooring & new paint, this residence promises unbeatable value & is move in ready. Enjoy the convenience of living opposite a serene park & Balwin Public School, perfect for families. With shopping, transit & major highways just moments away, you'll appreciate the ease of accessing all amenities. Inside, two spacious bedrooms offer comfortable retreats, while the open layout seamlessly connects the dining, kitchen & living areas, ideal for entertaining or everyday living. Your condo fee covers heat & water, providing worry-free, affordable living, while an outdoor powered parking stall adds an extra layer of convenience. Welcome home to a blend of comfort, style & affordability that's truly unmatched!

Listing Presented By:



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