



## 2207 44 Avenue 305 Edmonton AB

\$200,000

Step into this 870 sq.ft. gem nestled in ASPEN MEADOWS III. This 2-bedroom, 2-bathroom condo is bathed in sunlight from its sunny west exposure. The clever layout places the bedrooms at opposite ends of the living room, ensuring privacy. Comes with a generous amount of storage room in with the in-suite laundry. This home comes fully equipped with all the essentials, including a fridge, dishwasher, ceramic top stove, built-in microwave, in-suite washer & dryer, and window coverings. Plus, stay cool and comfortable year-round with the included A/C unit in the living room. Step outside to the west-facing balcony, complete with a gas BBQ outlet, perfect for enjoying the evening sun. Residents also enjoy access to the building's fitness room on the 3rd floor and amenity room on the 2nd floor. Not one to miss.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

[info@yegrealestate.net](mailto:info@yegrealestate.net)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)