



## Edmonton Alberta

\$175,000

Listing Presented By:



Spacious and well-maintained 1-bedroom, 1-bathroom unit featuring an open-concept layout, 9 foot ceilings, luxury vinyl planking, and a private patio, perfect for relaxing or entertaining. The bright living area offers direct access to the patio and flows seamlessly into the modern kitchen, complete with stainless steel appliances, tile backsplash, ample cabinetry, generous counter space, and a convenient breakfast bar. The bedroom features a walk-in closet, while a computer nook with a built-in desk provides an great work-from-home space. The well-appointed bathroom includes a soaker tub and shower. There is also a front loading laundry/storage room. Residents enjoy access to excellent building amenities, including a fitness centre, party room, covered BBQ area, and guest suite. Ideally located just steps from restaurants, shopping, a movie theatre, medical centres, schools, public transit, and scenic walking trails and ponds--this condo offers comfort, convenience, and an unbeatable lifestyle. (id:6769)

Living room 3.32 m X 3.19 m

Dining room 3.32 m X 1.65 m

Kitchen 3.32 m X 2.79 m

Primary Bedroom 3.02 m X 3.44 m

Laundry room 2.29 m X 1.42 m

Computer Room 1 m X 1.3 m

Originally Listed by:  
Royal Lepage Arteam Realty

<https://hermanhelps.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)