



## Edmonton Alberta

\$149,000

Welcome to Newport Court in the heart of Garneau! This upgraded 713 sq. ft. one-bedroom condo offers an unbeatable location just steps from Whyte Avenue, the River Valley trail system, and within walking distance of the University of Alberta. The bright, open-concept layout features a galley kitchen with solid wood/maple cabinetry, granite countertops, ceramic tile flooring, and all appliances included. The spacious living area is enhanced by laminate flooring and large windows that fill the home with natural light. The generous primary bedroom, updated 4-piece bath, in-suite laundry, and ample storage add to the appeal. Complete with an energized surface parking stall. Condo fees include heat, water, and sewer. Ideal for students, professionals, or investors seeking a move-in-ready property in one of Edmonton's most desirable neighborhoods. (id:6769)

Living room 6.08 m X 3.49 m

Dining room 1.98 m X 2.27 m

Kitchen 2.97 m X 2.27 m

Primary Bedroom 4.86 m X 3.48 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.scottsellshomes.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.