



## Edmonton Alberta

\$139,500

Welcome home! If you've been saving for your first condo, this is the perfect place to start. This bright and spacious unit offers 807sqft. of open-concept living, giving plenty of room to relax and make it your own. Enjoy the convenience of in-suite laundry--no more hauling baskets down the hall--and a private ensuite bathroom for added comfort. Step outside onto the impressive raised balcony, perfect for morning coffee, evening drinks, or soaking up the sun. Located next to the new transit line out front, but on the quiet side of the building, with easy access to anywhere in the city. Head up to the rooftop patio and take in stunning views of downtown, or West Edmonton Mall. Condo fees are \$401/month and include everything but electricity, plus the building boasts a strong reserve fund for added peace of mind. Pets are welcome with board approval. Underground parking in the building. Potential to rent or buy a stall. If you're buying your first home, or planning for the future, this is a condo for you! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

<https://allhomes.co/>



**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.