



## Edmonton Alberta

\$164,500

Fresh, bright & move-in ready! This 835 sq ft, 2 bedroom main floor condo offers a unique convenience - direct patio access makes life so much easier! Perfect for easy trips to and from your vehicle, unloading groceries and an added bonus for pet owners needing outside visits in this pet-friendly building. There's more! Freshly painted throughout and brand new carpet, so it's ready for new owners to move right in and enjoy. The functional layout includes a nice size living room and dining area, large primary bedroom, cute second bedroom and lovely 4 piece bath. There's even an added bonus - in-suite laundry room that provides valuable storage space! You'll love the convenient location where you're close to shopping, restaurants, parks, recreation and transit. Access to Anthony Henday & Whitemud are a breeze for easy commutes around the city. Affordable, convenient & ready to call home! (Some photos virtually staged) (id:6769)

Living room 3.89 m X 4.43 m

Dining room 2.92 m X 2.49 m

Kitchen Measurements not available

Primary Bedroom 3.52 m X 4.22 m

Bedroom 2 2.49 m X 5.23 m

Laundry room 1.71 m X 3.26 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**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.