



## Edmonton Alberta

\$195,000

Carefree 40+ living- goodbye to shovelling snow and scraping windshields. Well maintained, air conditioned 2 bed, 2 bath condo offers relaxed living! Spacious, open concept layout with a lg. central living, dining, and kitchen area--perfect for couples or roommates, bedrooms and bathrooms are at opposite ends of the suite. The kitchen features granite countertops, maple cabinetry, and plenty of prep space for gourmet cooking. The lg. primary includes a walk in closet and a renovated ensuite with a step in shower. You'll love the in suite laundry and abundant storage throughout. Enjoy peaceful courtyard views from your private patio--ideal for morning coffee or evening BBQs. The building is exceptionally well cared for, with a friendly, tight knit community and impressive amenities that include indoor pool, hot tub, sauna, exercise area, outdoor patio, secure underground parking. Located just off the Whitemud Freeway, you're close to everything you need. No pets. Brand new furnace & thermostat Sept 2025 (id:6769)

Living room 6.92 m X 3.97 m

Dining room 2.68 m X 3.04 m

Kitchen 2.72 m X 2.88 m

Primary Bedroom 7.21 m X 3.66 m

Bedroom 2 4.93 m X 4.58 m

Laundry room 0.69 m X 1.65 m

Utility room 1.65 m X 1.17 m

Other 2.16 m X 2.31 m

Listing Presented By:



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Schmidt Realty Group Inc

<https://barbscott.ca/>



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