



## Edmonton Alberta

\$250,000

Welcome to this beautifully upgraded 2 bed, 2 bath condo in a well-maintained 50+ adult living building. Just steps to the LRT and bus stop, Bonnie Doon Mall and the University of Alberta. Newly renovated (2024) with new flooring, baseboards, freshly painted ceilings, refinished kitchen cabinets with new hardware, modern lighting, new sink and faucet, and newer fridge, convection/airfryer range, microwave, washer and dryer! Both bathrooms feature new toilets and faucets. New curtain rods and blackout curtains included. The fireplace has been regularly serviced. Bonus items that can stay include: four storage units with baskets in master, two exterior trellises with bench and storage racks, and a small upright deep freeze. Enjoy the northwest-facing balcony with afternoon sun. Includes one storage cage and one titled parking stall by the main garage door. Melrose Court offers a social room, kitchen, library, guest suite and self-serve car wash. Condo fees include internet and all utilities except power. (id:6769)

Living room 6.22 m X 6.2 m

Dining room 2.65 m X 1.53 m

Kitchen 4.39 m X 3.69 m

Primary Bedroom 3.99 m X 5.92 m

Bedroom 2 2.86 m X 4.26 m

Laundry room Measurements not available

Pantry Measurements not available

Listing Presented By:



Originally Listed by:  
Zolo 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.