



## Edmonton Alberta

\$214,900

Welcome to this bright, functional layout, move-in-ready 2 bedroom, 1 bath plus den (or 3rd bedroom) situated in a quiet neighborhood directly across from Skyrattler Park & ravine. This very well maintained unit has undergone many upgrades - new washing machine (2024), new humidifier (2025), some new paint, new hot water tank (2024), R28 insulation in the crawl space with insulated ducting & water lines (2026) along with the high-efficiency furnace replaced in 2019. This unit features newer flooring throughout, newer dishwasher, upgraded kitchen with built-in wine & dish racks with a coffee bar & walk-in pantry. Both bedrooms offer ample space with walk-in closets, Jack & Jill style 4-piece bath, den with french doors & access to the hallway. The unit also has an attached outdoor storage room. The complex has undergone recent upgrades including newer shingles, windows & Hardie board siding. Conveniently located near the LRT, Henday, Southgate, South Common & less than a 20 minute drive to the U of A! (id:6769)

Living room 3.59 m X 5.03 m

Dining room 3.03 m X 2.78 m

Kitchen 3.12 m X 2.64 m

Den 2.94 m X 3.88 m

Primary Bedroom 3.11 m X 4.56 m

Bedroom 2 2.87 m X 3.02 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



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