



## Edmonton Alberta

\$164,900

Picture your Tuesday morning: coffee in hand, stepping onto your private balcony as the sun rises through the privacy of the trees outside your unit. This main floor condo in Macewan Gardens lives bigger than its square footage suggests, with 9' ceilings that flood the space with south facing light. Your bedroom features hardwood floors and a convenient walk-through closet connecting directly to the bathroom (no more morning hallway shuffle). The kitchen's GRANITE counters will see plenty of meal prep, and IN-SUITE LAUNDRY means no more elevator rides with your hamper. UNDERGROUND PARKING keeps your car happy year-round, while the building's GYM takes the should I work out? debate off the table. ALL UTILITIES and amenities are bundled into your condo fees, simplifying budgets and life admin. The bus stops right outside when you need it, shops and services are minutes away, and that neighboring park? It's your backyard now. PETS WELCOME. Ready to move in and start your next chapter. (id:6769)

Living room 4.29 m X 3.93 m

Dining room 3.01 m X 3.51 m

Kitchen 3.31 m X 2.64 m

Primary Bedroom 3.32 m X 3.82 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<https://www.rootedrealty.ca/>



**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.