



## Edmonton Alberta

\$172,500

Welcome to this well-kept 2-bedroom, 1-bath condo in the heart of Allard - the perfect fit for first-time buyers, downsizers, or investors looking for a stress-free property in a growing community. This low-maintenance unit offers an open layout, a fresh new dishwasher, and a bright living space that opens onto your private ground-level patio - ideal for morning coffee or letting some fresh air in. Plus, enjoy the convenience of in-suite laundry. You'll love having TWO parking stalls, giving you flexibility for guests, roommates, or extra vehicles. Located steps from shops, parks, walking paths, and quick access to major routes, this area continues to develop with new amenities popping up all around. If you're looking for an affordable, move-in-ready home in an up-and-coming neighbourhood, this one checks every box. (id:6769)

Living room 4.19 m X 3.28 m

Dining room 4.19 m X 2.22 m

Kitchen 3.52 m X 2.36 m

Primary Bedroom 2.76 m X 3.56 m

Bedroom 2 3.42 m X 3.07 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://boss-streetrealty.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.