



## Edmonton Alberta

\$149,900

ATTENTION INVESTORS and FIRST TIME HOME BUYERS!! Welcome to this inviting GROUND-FLOOR CONDO in the desirable Larkspur neighbourhood! Have Kids? Its WALKING distance to TWO SCHOOLS! This 2-BEDROOM unit features a spacious primary suite with a WALK-THROUGH CLOSET leading to the 4-piece bathroom. Enjoy the convenience of in-suite laundry and a bright, open living space that leads to a private PATIO WITH DIRECT ACCESS TO GREEN SPACE--perfect for small pets. Additional features include a TITLED PARKING STALL, SEPARATE STORAGE CAGE, and access to the BUILDING'S FITNESS ROOM on the 2nd floor. Condo fees include heat and water. Ideally located just steps from shopping, dining, and transit, this well-maintained condo offers comfort, convenience, and excellent value for first-time buyers, downsizers, or investors. (id:6769)

Living room 17'6 x 8'  
Dining room 7'10 x 8'6  
Kitchen 9'9 x 8'5

Primary Bedroom 13'3 x 11'3  
Bedroom 2 7' x 10'2

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.paullamba.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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