



## Edmonton Alberta

\$174,900

FACING THE PARK! This 2 bedroom 2 bathroom unit is a fantastic opportunity for an investor or a first time home buyer. Brand new Flooring in Living Room and Kitchen just laid and the kitchen features an island breakfast bar with adjoining living room and east facing balcony looking onto the park. This unit stays nice and cool during the summer months due to its location and exposure! 2 Bedrooms are on opposite sides of the unit and (2) 4 piece baths with the primary having a large walk through closet which leads to the ensuite. The low condo fees in this unit include Heat and water/sewer payments and the building comes with a gym on the main floor free to use. Steps away from public transit, close to schools and shopping, walking trails minutes to the Henday, South Common & the QE2. This unit comes with 1 assigned parking stall (#109) and is priced to sell. Come see it today (id:6769)

Living room 19'11 x 12'9

Kitchen 10' x 8'4

Primary Bedroom 14'4 x 10'10

Bedroom 2 16'2 x 9'9

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.salsellshomes.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.