



## Edmonton Alberta

**\$179,900**

Perched on the main floor of the solid, quiet concrete Holland Gardens, this corner 2-bedroom, 2-bathroom home offers a rare and inviting lifestyle. Step directly onto your private patio, overlooking a lush, park-like central courtyard—an ideal setting includes a natural gas hook-up. Inside, an exceptionally bright and airy atmosphere is created by 9-foot ceilings and an abundance of oversized windows. The open-concept layout is perfect for daily living and entertaining, flowing from the spacious living and dining area into a charming kitchen featuring cork flooring, a generous breakfast bar, and plenty of cabinetry. The primary suite is a true retreat with a walk-through closet leading to a private 4-piece ensuite. A second, generously-sized bedroom, in-suite laundry, and a large entry closet complete this thoughtful floor plan. Your ownership includes TWO underground parking stalls and a storage locker. Unbeatable value: \$699 condo fee COVERS ELECTRICITY, heat, water & sewer. Truly a MUST-SEE!!! (id:6769)

Living room 4.9 m X 3.68 m

Dining room 4.9 m X 3.44 m

Kitchen 2.64 m X 3.25 m

Primary Bedroom 3.82 m X 3.41 m

Bedroom 2 4.13 m X 3.08 m

Laundry room 2.29 m X 1.07 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro

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

**Ahmad Sai** RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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