



## Edmonton Alberta

\$145,900

This well-maintained main floor condo offers comfort, convenience, and excellent value for first-time buyers, downsizers, or investors. This 2-bed 1-bath unit features a functional layout with a generous living room and dining area—perfect for relaxing or entertaining, and a spacious patio to enjoy your morning coffee. The kitchen offers ample cabinetry and workspace, while the in-suite laundry and dedicated storage closet add everyday convenience. Situated in a prime location, you'll love being just minutes from Clareview Town Centre, where you'll find grocery stores, restaurants, cafes, and more. The Clareview LRT Station is nearby, making commuting downtown or across the city simple and efficient. You're also close to schools, walking trails, and the Clareview Community Recreation Centre, offering fitness facilities, swimming, and year-round activities. A fantastic opportunity to own in a convenient, amenity-rich location—this condo is a must-see! (id:6769)

Living room 3.66 m X 4.56 m

Dining room 2.48 m X 2.43 m

Kitchen 2.58 m X 2.3 m

Primary Bedroom 3.61 m X 3.65 m

Bedroom 2 3.23 m X 3.38 m

Storage 2.09 m X 1.2 m

Listing Presented By:



Originally Listed by:  
Real Broker



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