



## Edmonton Alberta

\$136,900

This well-maintained main floor condo offers comfort, convenience, and exceptional value for first-time buyers, downsizers, or investors. This 2-bed, 1-bath unit features a functional open layout with a spacious living and dining area--perfect for relaxing or entertaining--and a large patio ideal for morning coffee or evening unwinding. The kitchen offers ample cabinetry and workspace, while in-suite laundry and a dedicated storage room add everyday convenience. Ideally located just a few short steps from the Clareview LRT Station, making commuting downtown or across the city effortless. You're also a quick 5 min walk from Clareview Town Centre, you'll enjoy easy access to grocery stores, restaurants, cafes, and everyday amenities. Nearby you can find schools, scenic walking trails, and the Clareview Community Recreation Centre with fitness facilities, swimming, and year-round activities. A fantastic opportunity to own in a convenient, amenity-rich community! (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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.