



## Edmonton Alberta

\$195,000

Welcome to this bright main floor condo in the sought-after community of Albany! This well-designed unit offers 2 bedrooms, 2 full bathrooms & 2 titled parking stalls for ultimate convenience. The open-concept layout is filled with natural light & features a modern kitchen with ample cabinetry, generous counter space & a large island perfect for cooking or entertaining. The spacious living area flows seamlessly from the kitchen, creating a warm & inviting atmosphere. The primary bedroom includes a walkthrough closet leading to a private 4-piece ensuite, while the second bedroom & full bath offer flexibility for guests, family or a home office. Enjoy the convenience of in-suite laundry with brand new washer & dryer, plus a brand new fridge in the kitchen. Two titled parking stalls—one underground & one surface—make parking easy year-round. Ideally located minutes from Albany Market Square, shopping, restaurants & quick access to the Anthony Henday. Perfect for first-time buyers, downsizers or investors. (id:6769)

Living room 3.05 m X 3.35 m

Kitchen 2.48 m X 4.39 m

Primary Bedroom 3.8 m X 3.23 m

Bedroom 2 3.79 m X 3.05 m

Listing Presented By:



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<http://www.tammycolbow.ca/>



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