



## Edmonton Alberta

\$174,900

**\*\*Versatile opportunity for investors or small families in the heart of Clareview.\*\*** This bright, main-floor 2-bedroom, 2-bath condo offers a functional open-concept layout with a modern kitchen, ample counter space, breakfast bar, and in-suite laundry. The smart split-bedroom design provides privacy—ideal for roommates, guests, or a growing family—while the primary suite features a walk-through closet and full ensuite. Enjoy easy ground-level access and a private patio, plus titled parking for added convenience. Currently tenanted month-to-month and professionally managed, making it a turnkey, cash-flow-ready investment, or an easy transition for future owner-occupancy. Just steps to Clareview LRT, shopping, restaurants, and the recreation centre, this location ensures strong rental demand and everyday convenience. A low-maintenance home that works equally well as a solid addition to your portfolio or a comfortable place to call home. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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