



## Edmonton Alberta

\$207,000

Find your way home to this MOVE-IN READY home in a well-maintained, pet-friendly complex that is perfect for FIRST-TIME buyers or savvy INVESTORS! Major updates have already been completed, including a newer furnace and hot water tank (2019), roof (2020), and a brand new laminate flooring in the living room. The functional layout offers 2 spacious bedrooms upstairs, plus a fully FINISHED BASEMENT ideal for a home office, extra bedroom, or entertainment space. Enjoy your private enclosed front yard and the front view is a beauty to behold. LOW CONDO FEES in an unbeatable location close to transit, schools, daycare, shopping, and recreation facilities make this an excellent place to call home or a fantastic rental opportunity. \*Some photos are virtually staged\* (id:6769)

Other Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
LPT Realty

<https://diekolashittu.exprealty.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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