



## Edmonton Alberta

\$169,900

Welcome to Water's Edge in the heart of Old Strathcona! This bright and well-maintained 2-bedroom, 2-bathroom condo offers an ideal location with quick access to the U of A, Downtown, River Valley trails, public transportation, and all amenities. Featuring two spacious primary-style bedrooms, this layout is perfect for roommates, students, professionals, or investors. The kitchen includes painted cabinetry, a large pantry, and a newer dishwasher, while laminate flooring and fresh paint throughout give the home a modern, move-in-ready feel. Enjoy your morning coffee on the sunny south-facing balcony. This unit also includes two assigned parking stalls in a secure parkade. Convenient coin-operated laundry is located just down the hall. Condo fees include heat and water/sewer for added value. Residents enjoy excellent building amenities including an exercise room, social room, tennis courts, and pickleball courts. An outstanding opportunity to own in one of Edmonton's most sought-after communities! (id:6769)

Living room 6.25 m X 3.41 m

Dining room 2.93 m X 2.44 m

Kitchen 4.27 m X 3.29 m

Primary Bedroom 5.73 m X 2.9 m

Bedroom 2 3.96 m X 2.35 m

Listing Presented By:



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<http://www.charleneking.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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