



## Edmonton Alberta

\$185,000

SQUEAKY CLEAN Main floor carriage home featuring a beautiful southwest-facing exposure on quiet tree-lined street just moments from Century Park LRT, with quick access to downtown, the University of Alberta, MacEwan and NAIT. This spacious 2-bedroom condo offers an ideal layout for students, professionals, roommates or guests, in-suite laundry and an inviting open-concept living and dining area designed for comfortable everyday living and easy entertaining. The bright living room is anchored by a cozy fireplace, while the oversized patio and sunny front common yard create the perfect setting to relax and enjoy Edmonton's warm summer evenings. Plenty of convenient street parking is located directly in front of the unit for guests. Monthly Condo Fees: \$377.25 - comes complete with one assigned parking stall. (id:6769)

Living room 3.62 m X 4.91 m

Dining room 2.72 m X 2.74 m

Kitchen 3.12 m X 2.64 m

Primary Bedroom 3.09 m X 4.24 m

Bedroom 2 2.78 m X 3.89 m

Utility room 1.41 m X 2.33 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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