



## Edmonton Alberta

\$119,800

Welcome to the 2nd floor of Victoria Gates, a well maintained adult complex offering a blend of comfort & convenience. This spacious 2-bed, 1.5-bath CORNER unit is accessible via stairs or elevator, ensuring ease of access for all. The kitchen, adorned with oak cabinetry, provides an abundance of cupboard & counter space, seamlessly connecting to the adjacent dining area. The bright sunken living room welcomes you with a cozy wood-burning fireplace & patio door leading to your south-facing covered balcony. The primary bedroom is generously sized, featuring a walk-through closet, a private 2pc ensuite & direct access to the balcony. A 2nd bedroom & a large 4pc bath cater to your family's needs. In-suite laundry, equipped with brand new washer & dryer, adds to the practicality of this residence. Appreciate the convenience of an extra storage room just steps away from your unit, offering additional space for belongings. Located next to a school & Hairsine Park & within walking distance to various amenities! (id:6769)

Living room 4.77 m X 3.7 m

Dining room 3.7 m X 2.49 m

Kitchen 3.07 m X 2.7 m

Primary Bedroom 4.11 m X 3.27 m

Bedroom 2 4.25 m X 2.79 m

Storage 1.88 m X 1.17 m

Storage 2.32 m X 1.2 m

Listing Presented By:



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**RE/MAX ELITE**

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17-8103 127 Ave, Edmonton, AB,  
T5C 1R9

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