



Edmonton Alberta

\$159,999

Don't Miss This Exceptional Opportunity in Patricia Heights! Welcome to this spacious and unique 2-storey end-unit condo in the highly desirable community of Patricia Heights. Offering 3 generously sized bedrooms, 1.5 bathrooms, and a private balcony, this home combines comfort, functionality, and an unbeatable location. Enjoy an excellent floor plan with ample living space and a layout that accommodates a variety of furniture arrangements with ease. Conveniently located with quick access to Whitemud Drive, Anthony Henday Drive, scenic River Valley trails, off-leash dog parks, and a full range of nearby amenities. Additional features include:

- o Heat and water included in condo fees
- o One assigned parking stall, plus ample visitor parking
- o Pet-friendly building (up to 2 pets permitted with registration and board approval)
- o Minutes from West Edmonton Mall, schools, shopping, restaurants, and public transit

Whether you're a first-time buyer, investor, or looking to downsize without sacrificing space, this (id:6769)

Living room 3.59m*8.26m

Dining room 2.89m*2.76m

Kitchen 2.79m*3.45m

Primary Bedroom 3.72m*4.83m

Bedroom 2 3.01m*3.76m

Bedroom 3 3.72m*2.74m

Listing Presented By:



Originally Listed by:
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