



## Edmonton Alberta

\$289,900

WELCOME to THE ANDROSS in GARNEAU. This 2ND FLOOR, RENOVATED 2 BEDROOM, 2 FULL BATHROOM condo is spacious, bright, and full of character. Ideally located within walking distance to the University Hospital and U of A Campus, this home is ideal for Graduate Students, Medical Professionals, and Investors alike. Open concept where the Living room (w/ brand new fire place), Dining area, and Kitchen all seamlessly flow together. Lots of windows create a bright peaceful space, perfect for unwinding after a long day. Large balcony is a great spot to enjoy to our beautiful summers. This unit also offers IN-SUITE LAUNDRY and STORAGE, which always comes in handy with condo living. Enjoy heated & secure underground parking and with only a handful of units in the building, it has a quiet community like feel. Love having the River valley system just steps away and all the excitement of Old Strathcona. (Condo fee: \$794.85 incl: Heat/Water/Sewer, Professional Mgmt; Reserve Fund Contribution; etc) (id:6769)

Living room 6.07 m X 4.31 m

Dining room 2.95 m X 3.35 m

Kitchen 2.21 m X 3.25 m

Primary Bedroom 6.41 m X 3.39 m

Bedroom 2 3.11 m X 3.93 m

Laundry room 2.66 m X 1.94 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.