



## Edmonton Alberta

\$199,900

WELCOME HOME to this exceptionally well-kept 2 BEDROOM + DEN, 2 BATH condo offering AC, TWO TITLED PARKING STALLS and beautiful unobstructed FIELD VIEWS! The open-concept layout is bright and inviting, with a spacious kitchen featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES and a large island with seating. The living room opens onto a COVERED BALCONY overlooking the surrounding green space, the perfect spot to relax and take in the view. The primary bedroom comfortably fits a KING-SIZED BED and features a WALK-THROUGH CLOSET leading to your private ensuite with an OVERSIZED TUB. The second bedroom is generously sized, while the separate DEN makes a great home office, gym or flex space. You'll also appreciate FULL-SIZE FRONT-LOAD LAUNDRY and plenty of storage. TWO TITLED STALLS include an OVERSIZED UNDERGROUND END STALL near the exit plus a surface stall conveniently located near the building entrance. Surrounded by walking and biking trails, ponds and green space, with quick access to the Henday! (id:6769)

|                                                 |                              |
|-------------------------------------------------|------------------------------|
| Living room Measurements not available x 3.71 m | Den 2.74 m X 3.3 m           |
| Dining room 4.03 m X 1.88 m                     | Primary Bedroom 3 m X 3.32 m |
| Kitchen 2.42 m X 2.43 m                         | Bedroom 2 2.74 m X 2.06 m    |

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.mjsellshomes.ca/>



**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.