



Edmonton Alberta

\$310,000

Set in the coveted community of Ritchie & BACKING ONTO MILL CREEK RAVINE, this spacious 2BED, 2BATH home offers OVER 1,000SQFT of bright, functional living space. Step inside & you'll immediately notice natural light pouring through the LARGE LIVING ROOM WINDOWS & flowing across the open living and dining areas into the spacious kitchen. From the living room, step onto your PRIVATE SOUTH FACING BALCONY, perfect for soaking up the sun or starting a garden. For added privacy, the bedrooms sit on opposite sides of the main living space and BOTH HAVE FULL ENSUITES, ideal for roommates, guests or couples wanting their own space. Enjoy IN-SUITE LAUNDRY + STORAGE, fresh paint, updated lighting and fixtures, vinyl windows + NEW HWT (2025), plus UNDERGROUND PARKING, a STORAGE CAGE and a PET FRIENDLY building. Trails outside your door, with Mill Creek Pool, the French Quarter, Ritchie Market all within walking distance, plus easy access to transit and shopping. HEAT, WATER + SEWER INCLUDED IN CONDO FEES (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Utility room Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.haubrealty.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.