



## Edmonton Alberta

\$170,000

GREAT PRIVACY overlooking trees from your balcony as you enjoy your morning coffee in peace! Welcome to your move in ready, freshly painted, light & bright, 2nd FLOOR w/ 2 bedrooms, 2 bath unit. With 970 sq ft of living space, two good sized bedrooms located on opposite ends of the unit for optimum privacy, & 2 TITLED PARKING stalls. Near the serene river valley/ravine & close to Hermitage Park and other park areas. Spacious front entrance with in suite laundry/walk in closet. Kitchen has espresso finish wood cabinets, eating bar and includes all appliances, including a new stove & new hood fan. Open concept to kitchen is a great size living area. Primary bedroom has walk through closet to 4 piece ensuite. Another 4 piece bath next to the second bedroom. Convenient location with easy access to Henday, Victoria Trail & Yellowhead Trail. Easy access to the LRT Clareview Station, close to shopping. River valley trails just steps away from your place - great location for all your needs! Priced to sell! (id:6769)

Living room 5.28 m X 3.52 m

Dining room 2.61 m X 4.79 m

Kitchen 2.24 m X 2.93 m

Primary Bedroom 4.55 m X 3.07 m

Bedroom 2 3.92 m X 3.02 m

Laundry room 2.28 m X 1.51 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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