



## Edmonton Alberta

\$164,999

A hidden gem in the heart of Allard! EAST-FACING BALCONY, IMPECCABLY MAINTAINED & LOW Condo Fees! Featuring 2 bedrooms, 1 full bath, and a heated underground parking stall located just steps from the elevator, this unit truly has it all. Inside, you'll immediately appreciate the bright, open-concept layout that flows seamlessly to your private second-floor balcony, perfect for enjoying your morning coffee in an abundance of natural sunlight. This beautiful, move-in-ready home is exceptionally clean and modern throughout. Located just minutes from shopping, schools, transit, the Anthony Henday, Calgary Trail, and the Edmonton International Airport, this is the perfect opportunity for first-time buyers, investors, or down-sizers looking for exceptional value in Southwest Edmonton! (id:6769)

Living room 5.40 x 4.19

Kitchen 2.62 x 2.79

Primary Bedroom 3.65 x 2.76

Bedroom 2 3.07 x 2.74

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

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