



## Edmonton Alberta

\$145,000

Beat the summer heat with central air conditioning and skip shoveling snow with heated underground parking! This well-kept 2 bedroom, 2 bathroom condo with secured underground stall offers incredible value just steps from Clareview LRT station and Manning Drive. With 1,046 SqFt of bright, open-concept living space, it's perfect for first-time buyers or investors. Freshly painted and move-in ready, this unit features 9' ceilings, a spacious kitchen with ample cabinetry, 5 appliances (including brand new fridge & stove), and convenient in-suite laundry. The primary bedroom includes a walk-in closet and private 4-piece ensuite. Relax on your bright South facing balcony with a gas line for BBQs, and enjoy access to the recreation centre with a fully equipped gym, studio/social room, billiards, and table tennis. Condo fees include car wash, heat, water, professional management--and even your gym membership. Immediate possession available--don't miss this opportunity! (id:6769)

Living room 4.4 m X 3.95 m

Dining room 2.88 m X 3.95 m

Kitchen 3.74 m X 2.9 m

Primary Bedroom 6.1 m X 2.72 m

Bedroom 2 3.77 m X 2.77 m

Laundry room 2.56 m X 1.5 m

Listing Presented By:



Originally Listed by:  
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