



## Edmonton Alberta

\$167,900

This 2 BED, 2 BATH, 2ND FLOOR unit with a functional layout feels instantly welcoming. Enter to find an open concept space that seamlessly connects the dining area, kitchen, living room, and BALCONY overlooking green space; perfect for fresh air, a BBQ, and private outdoor space. The 2 bedrooms are on opposite ends of the unit for maximum privacy; the primary bedroom includes a WALK IN CLOSET and ENSUITE. The unit features IN SUITE LAUNDRY for convenience, with HEAT and WATER INCLUDED in the condo fee to help maintain predictable costs. It also comes with 2 TITLED PARKING STALLS (1 UNDERGROUND and 1 surface) and a STORAGE LOCKER and visitor parking for when friends visit. This adult only building offers a social room and ELEVATOR, simplifying moving in and everyday activities. Steps from the river valley, walking trails, groceries, parks, and recreation facilities, and with a bus stop just two minutes away, this home provides a serene, connected environment that enhances daily living. Virtually staged. (id:6769)

Living room 11'5" x 20'5"

Dining room 9'1" x 7'11"

Kitchen 9'9" x 7'10"

Primary Bedroom 9'8" x 11'11"

Bedroom 2 9'5" x 9'11"

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](mailto: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.