



## Edmonton Alberta

\$165,000

Welcome to this stunning top-floor corner unit in Fraser offering incredible value for first-time home buyers, downsizers, or investors! This bright & affordable 2-bedroom condo features 964. sqft in a peaceful treed setting with reasonable condo fees. The oversized kitchen offers plenty of cabinet and counter space, a cozy nook, & appliances, flowing into the spacious living room with a charming wood-burning fireplace. The large primary bedroom easily fits a king-size bed & includes a walk-through closet with private access to the beautifully renovated 4-piece bathroom with cheater door. Convenient in-suite laundry, private balcony/patio complete with a storage room and separate utility room. One assigned parking stall is located right out front with visitor parking nearby. Fantastic family-friendly location within walking distance to schools, parks, playgrounds, transit, shopping, and easy access to Anthony Henday, Clareview LRT, and recreation center. Great opportunity and exceptional value! (id:6769)

Living room 3.51 m X 4.99 m

Dining room 2.78 m X 2.71 m

Kitchen 3.12 m X 2.66 m

Primary Bedroom 3.14 m X 4.28 m

Bedroom 2 2.82 m X 3.89 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**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.