



## Edmonton Alberta

\$149,990

Affordable, convenient, and move-in ready—this top-floor corner 1 bed, 1 bath condo offers 652 sq ft of bright, well-designed living with sunny south-facing views. Enjoy expansive vaulted ceilings that create an open, airy feel, plus a private balcony to soak in the sunshine. The updated kitchen shines with quartz countertops and tiled backsplash (2024), complemented by new carpet (2024) and an updated bathroom sink and faucet (2024). In-suite laundry with a dedicated storage room adds everyday practicality. Low condo fees include heat and water, keeping ownership costs down. Commuting is effortless with LRT access literally at your footsteps, quick connections to Anthony Henday Drive and Manning Drive, and close proximity to Clareview Rec Centre, shopping, and amenities. Comes with 1 titled parking stall. An excellent opportunity for first-time buyers, downsizers, or investors seeking value without sacrificing location. (id:6769)

Living room 4.16 m X 4.84 m

Dining room 2.85 m X 3.23 m

Kitchen 3.09 m X 3.57 m

Primary Bedroom 3.97 m X 3.55 m

Laundry room 1.9 m X 2.5 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://www.myedmontonhomeseaarcher.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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