



## Edmonton Alberta

\$199,000

Wow! A new building in a mature area is truly rare. This beautifully rebuilt 2024 third-floor, 2-bedroom, 2-bath condo in La Perle offers modern design and exceptional value. Features include new vinyl plank flooring and a warm, bright, south-facing sunken living room with a sleek wall-mounted glass-front fireplace. The spacious primary bedroom boasts a walk-in closet and private ensuite, while the second bedroom and full bath provide flexibility for guests, family, or a home office. Enjoy a large in-suite laundry room, one parking stall, balcony storage, plus a second storage unit across the hall. The balcony overlooks a quiet dead-end westbound street. This well-managed, pet-friendly condo includes a fitness centre and secure bike storage. Minutes from West Edmonton Mall, parks, schools, transit, and Anthony Henday Drive--ideal for first-time buyers, downsizers, or investors seeking a move-in-ready home in a prime mature neighbourhood. Not to forget a Light walk to LRT expansion! (id:6769)

Living room 4.7 m X 3.6 m

Dining room 2.6 m X 3.6 m

Kitchen 2.7 m X 3.1 m

Primary Bedroom 4.3 m X 3.2 m

Bedroom 2 4.3 m X 2.8 m

Laundry room 2.5 m X 1.9 m

Listing Presented By:



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Stone and Sling Realty Group

<https://yhsgyeg.com/>



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