



## Edmonton Alberta

\$175,000

Welcome to this beautifully maintained condo offering modern comfort and effortless living. This unit features two nicely sized bedrooms, two full bathrooms, ensuite laundry, a titled underground parking stall, a titled storage unit, and visitor parking! Condo fees include heat and water! The contemporary kitchen features dark cabinetry, granite countertops, and stainless steel appliances, opening into a bright, open-concept living space. Large patio doors lead to the balcony --perfect for morning coffee or evening relaxation. The primary bedroom includes a spacious closet and private ensuite bathroom. A stackable washer and dryer complete the unit. Enjoy the convenience of the underground parking stall located immediately upon entering the parkade, with a private storage room directly in front. Easy access to stairwell and elevator. Near parks, walking trails, shopping amenities, schools, and major routes including Anthony Henday and Manning Drive. Amazing condo option for homeowners or investors alike! (id:6769)

Living room 6.06 m X 5.59 m

Kitchen 2.38 m X 2.48 m

Primary Bedroom 5.85 m X 5.63 m

Bedroom 2 3.36 m X 3.08 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://realtybyjana.com/>



**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.