



## Edmonton Alberta

\$499,900

Saskatchewan drive! With only 7 units in the self managed complex you get the best one - 3rd floor unit with the VIEW of downtown, Parliament Building and River Valley! All the amenities are nearby: transportation, parks, Kinsmen rec centre, world class pools, Whyte ave with all entertainment and shopping, University of Alberta, UofA Hospital, Hawrelak park, tons of walking and bike trails along the River valley and much more! All 5 min walk! Unit was upgraded with new quartz countertops, backsplash, some appliances, new flooring and windows as well as furnace & hot water tank, central AC, roof (2019). Gas fire place for cozy evenings. 2 TITLED underground parking stalls, titled storage comes with the unit. There are hardly any restrictions - any age, any pet, any rental! Over 2100 sq ft living space on one level is very convenient! \$1400 condo fee for that size of the unit is very reasonable! Complex offers GUEST room, SAUNA, party/conference room at NO cost for the residents! Ready to move in! (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available  
Family room Measurements not available

Den Measurements not available  
Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Atrium Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.irinahomes.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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