



## Edmonton Alberta

\$114,900

Welcome to this spacious and affordable 2 bed/1 bath condo ideally located in Queen Mary Park & boasting just over 1000 SF! This well-kept 3rd floor unit offers a functional open layout with plenty of natural light, & newer renovated flooring. The kitchen features ample cabinetry & flows nicely into the dining area & cozy living room, which opens onto a private balcony -- perfect for your morning coffee or evening wind-down. Both bedrooms are generously sized w/ great closet space, & the full 4-piece bathroom is clean & practical. Bonus vanity with sink in the bedroom adds extra utility & helps ease morning routines. The unit also includes an outdoor powered parking stall, & shared laundry is conveniently located on the same floor. Whether first-time buyer, investor, or looking to downsize, this unit offers excellent value in a great location. \*Some photos are virtually staged\*. Close to public transit, shopping, NAIT, MacEwan, & the Ice District -- don't miss out. (id:6769)

Living room 5.49 m X 3.96 m

Dining room 2.86 m X 2.6 m

Kitchen 2.58 m X 2.41 m

Primary Bedroom 4.09 m X 4.71 m

Bedroom 2 3.49 m X 2.41 m

Listing Presented By:



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