



## Edmonton Alberta

\$264,000

Location, location! East facing bright TWO BEDROOM Condo just off Saskatchewan Drive & River Valley. Well maintained, quiet bldg. Lots of natural light unit. HEAT and WATER INCLUDED in condo fees. AIR CONDITIONING, Immaculate condition. Spacious kitchen w/granite counters, Bosch dishwasher, Whirlpool Stove, Fridge, oversized windows, corner GAS FIREPLACE, east facing private balcony w/gas BBQ hook-up. Primary bedroom good size w/walk-in closet, 4-pc bathroom. 2nd bedroom/office, laundry in-suite/storage. UNDERGROUND HEATED TITLED parking, TITLED storage locker. This 18+building w/NO PET Policy, fitness room. Easy access to University of Alberta, downtown, Whyte Ave, Shops, Restaurants, Kinsmen Field House. Top 5 MOST WALKABLE NEIGHBOURHOODS in Edmonton! Well maintained building. Check it out! (id:6769)

Living room 3.94 m X 4.16 m

Dining room 2.97 m X 2.64 m

Kitchen 2.97 m X 2.84 m

Primary Bedroom 3.32 m X 4.76 m

Bedroom 2 2.62 m X 4.14 m

Laundry room 1.46 m X 2.64 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

**RE/MAX ELITE**

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