



## Edmonton Alberta

\$263,800

Well maintained and spacious 2 bed, 2 bath condo with 2 PARKING STALLS, ALL UTILITIES INCL IN CONDO FEE & AIR CONDITIONING! Perfect for first time home buyers or investors! Located in Village at Walker Lake and features 9' ceilings, quality finishings, sleek black kitchen appliances, and a large eating bar. Generously sized West-facing patio to enjoy the evening sun after a long day! The large living area and primary bedroom with attached 3 pc bathroom provides maximum comfort. Well sized second bedroom is perfect for a home office space. Comes with TWO TITLED PARKING SPACES - one underground heated parking stall and one outdoor stall. Visitor parking available. Conveniently located close to schools, public transportation, grocery stores, shopping & dining at South Edmonton Common, walking trails & ponds. Easy access to major commuter routes including Ellerslie Rd and Anthony Henday for effortless city wide commuting. (id:6769)

Living room 3.53 m X 4.16 m

Kitchen 2.36 m X 3.17 m

Primary Bedroom 3.4 m X 3.39 m

Bedroom 2 3.63 m X 2.74 m

Breakfast 3.18 m X 1.96 m

Laundry room 1.72 m X 2.35 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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