



## Edmonton Alberta

\$249,900

Discover a rare gem you simply cannot overlook! This exceptionally spacious, top-floor, 1,180 sq. ft. 3-bedroom condo offers a bright south-facing exposure that fills the home with natural light. The layout features a 3-piece ensuite, a 4-piece main bath, a huge in-suite laundry/storage room, and a large, private covered south-facing balcony. Enjoy low maintenance flooring in the entry, and living and dining rooms. Located in a fantastic building, you will enjoy a party room, library, heated underground parking with 2 parking stalls, and ample visitor parking. Reasonable condo fees conveniently include heat, water, sewer, and exterior maintenance. Small pets are also welcome with board approval! The location is unbeatable, situated adjacent to Riverbend Square with restaurants, unique boutique shops, Safeway, a public library, banks, and professional offices at your doorstep. Enjoy an easy walk to the River Valley and quick access to major transportation routes. (id:6769)

Living room 5.85 m X 3.69 m

Dining room 2.81 m X 2.93 m

Kitchen 2.48 m X 4.41 m

Primary Bedroom 3.47 m X 6.23 m

Bedroom 2 2.91 m X 4.24 m

Bedroom 3 3.71 m X 2.85 m

Laundry room 2.19 m X 2.17 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.edshomepage.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.