



Edmonton Alberta

\$255,000

Welcome to Unit 312 at The Vanier, an exceptional 2-bedroom + Den, 2-bathroom condo in one of Edmonton's premier adult living communities. Ideally located just 2.5 km from the Misericordia Community Hospital, and close to public transit and shopping. This south-facing unit offers a bright, sunny balcony that overlooks the beautifully landscaped courtyard. Thoughtfully designed for accessibility, the building includes features suitable for wheelchairs, walkers, or scooters. Residents enjoy a strong sense of community, with shared spaces including a social room, library, puzzle room, fitness centre, and a warm, welcoming lobby perfect for visiting with neighbours. Inside the unit, you'll find a spacious, wheelchair-friendly kitchen with well-maintained appliances and high-end, non-slip cushioned lino flooring that's gentle on the joints. The building is also pet-friendly with board approval, and the unit offers 2 titled parking stalls, one being outside. (id:6769)

Living room 3.63 m x Measurements not available Den 3.35 m x Measurements not available
 Dining room 3.63 m x Measurements not available Primary Bedroom 4.5 m x Measurements not available
 Kitchen 3.63 m x Measurements not available available
 Bedroom 2 3.09 m x Measurements not available

Listing Presented By:



Originally Listed by:
 Liv Real Estate

<https://www.livrealstate.ca/agent/s/225/jonathan-lusok/>



RE/MAX River City

13120 St Albert Trail NW,
 Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net