



## Edmonton Alberta

\$165,000

Well maintained unit with one of the best views in the complex! This 3rd floor apartment includes 2 bedrooms (primary is massive with walk in closet!), 2 full baths, den/storage room plus in suite laundry room. Spacious layout offers open concept kitchen overlooking the dining & living room. Chefs will enjoy the ample counter space + pantry. Built in gas fireplace for cozy evenings in. Covered balcony is east facing & offers a view of beautiful open skies and sports field. Unit includes secure heated underground parking + storage cage. Complex also has a great gym for easy workouts + party room for gatherings. Just a quick walk across the field and you are at the Clareview Recreation Centre where you can swim, skate, play in the gymnasium or visit the public library. LRT station is just across the street to take you wherever you need to go- downtown, MacEwan, University of Alberta! Walking distance to services including Superstore, Walmart & many restaurants. Plentiful visitor parking too! Move in ready. (id:6769)

Living room 3.65 m X 4.45 m

Dining room 4.18 m X 3.75 m

Kitchen 2.49 m X 3.23 m

Primary Bedroom 3.45 m X 6.08 m

Bedroom 2 2.75 m X 3.89 m

Storage 1.63 m X 2.14 m

Laundry room 1.44 m X 2.39 m

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc

<https://happyhomeyeg.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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