



## Edmonton Alberta

\$319,800

COURTYARD VIEWS from this IMMACULATE 2 bedroom 2 bathroom condo in the desirable RIVER GRANDE conveniently located with the river valley trails & transportation at your doorstep, minutes to Downtown & quick access to the U of A. This unit has an open concept layout with the bedrooms at opposite ends of the living area. The kitchen features white cabinetry, a raised eating bar & a pantry. Cozy gas f/p in the living room. Enjoy access to the southeast balcony with a gas BBQ outlet from the living room & primary bedroom. The primary bedroom has a walk through closet to the 4 piece ensuite & the 2nd bedroom is across from the 3 piece bathroom. The laundry room has storage. Included: stove, built-in microwave, fridge, dishwasher, INSUITE WASHER & DRYER, A/C, U/G PARKING & storage locker. Well managed, pet friendly building offering a fitness room, games room, social room, guest suite, car wash & visitor parking. Adjacent well maintained park with community amenities. Beautifully maintained home! (id:6769)

Living room 4.61 m X 3.62 m

Dining room 3.62 m X 3.57 m

Kitchen 3.23 m X 3.07 m

Primary Bedroom 3.73 m X 3.36 m

Bedroom 2 3.13 m X 2.93 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.darlenestrang.ca/>

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