



## Edmonton Alberta

\$169,900

Welcome to this bright and spacious 4th-floor unit, located on the QUIET SIDE of the building. Featuring an open floor plan., this home offers seamless flow between the kitchen, dining area, and large sun filled living room., Great space for relaxation and entertaining. Step outside to the south-west facing balcony, perfect for soaking in natural light throughout the day. Master Bedroom with Walk-In closet and large Second bedroom, 1 Full Bath, In-suite Laundry & Storage Room, Titled outdoor energized Stall Close to the Main Entrance, Excellent Transit Access, Close to Many Amenities. Just minutes to grocery stores, restaurants, banks and of course, West Edmonton Mall. Wheelchair-Accessible, Wheelchair Lift, Building with Elevator. This condo combines comfort, convenience, and accessibility, making it an ideal home for professionals, small family, downsizers, or first-time buyers. Don't miss out on this fantastic opportunity! (id:6769)

Living room 3.98 m X 3.66 m

Dining room 3.44 m X 3.3 m

Kitchen 2.29 m X 3.31 m

Primary Bedroom 3.28 m X 4.52 m

Bedroom 2 3.8 m X 3.53 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.