



## Edmonton Alberta

\$238,000

Welcome to #405 Melrose Court - a 55-plus adult condo in a great southside location! This 4th floor turn-key unit has been freshly painted with newer flooring throughout. It features 2 bedrooms, 2 bathrooms, with the primary bedroom having a walkthrough closet to a 3-piece ensuite. The recently renovated kitchen has plenty of cupboards, along with upgraded countertops, including a newer range, side-by-side fridge (with water & ice dispenser), and built-in dishwasher. Just off the entrance way, is the in-suite laundry and storage room, with a stackable washer/dryer. The spacious living room offers a cozy, corner gas FP. From the patio door, enjoy BBQs on the south-facing balcony. The unit also has a heated underground parkade with a titled parking stall, & additional storage space. Enjoy the many amenities of Melrose Court that include a social room (with fireplace and kitchen), car wash, and rentable guest suite! Also close to shopping, public transportation (new LRT), public swimming pool and Library (id:6769)

Living room Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
homeFree



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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