



## Edmonton Alberta

\$170,700

Listing Presented By:



Originally Listed by:  
Professional Realty Group

GREAT OPPORTUNITY! Whether you're looking for a place to call home or make a smart investment as a landlord - this SPACIOUS 1 bedroom / 1 bathroom is a perfect fit. The open concept is so welcoming as you enter - lots of light & room for everything you need. Unlike many 1 bedroom units, this floorplan allows good space for a dining table without cramping the space - & a large living room will accommodate full size furniture too. Neutral decor throughout adds to the roomy feel. Many conveniences & comforts including: large kitchen with lots of cupboards & a full sized pantry - cozy FIREPLACE for winter / chilling A/C for summer - no sharing of laundry with full size in suite washer / dryer & extra room for storage or a desk - warm & dry UNDERGROUND TITLED PARKING STALL with personal STORAGE CAGE too. So many amenities including a car wash, guest suite & amenities building with pool table, party room & more. The location is so ideal - close to shopping, LRT, Grey Nuns Hospital & more - don't miss out! (id:6769)

Living room 3.16 m X 4.22 m

Primary Bedroom 4.23 m X 3.59 m

Dining room 2.08 m X 4.22 m

Laundry room 2.39 m X 2.43 m

Kitchen 3.47 m X 4.25 m

**Ahmad Sai**  
RE/MAX RIVER CITY

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