



## Edmonton Alberta

\$245,000

Top-Floor Gem! Original-Owner 2-Bed, 2-Bath in Prime Heritage Valley. Welcome to this beautifully maintained, sun-drenched top-floor unit boasting 9' ceilings and a bright, open-concept layout. The modern kitchen flows effortlessly into the spacious living area, which opens to a sun-filled, south-facing balcony that floods the entire space with natural light. The primary retreat features a walk-in closet and private full ensuite, while the generous second bedroom is perfectly situated next to a second full bath—ideal for guests or a home office. Premium Perks Include: A heated underground parking stall with private storage, an exclusive resident car wash, and in-suite laundry. Located in a professionally managed building, you are steps from Monsignor Fee Otterson School, minutes from Johnny Bright, Dr. Anne Anderson High School, and the Heritage Valley Town Centre. With quick access to South Edmonton Common, the airport, and the upcoming LRT station, this home offers unbeatable value and convenience! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Listing Presented By:



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