



## Edmonton Alberta

\$159,000

Welcome to this beautifully designed top-floor condo offering 2 bedrooms and 2 full 4-piece bathrooms in a unique open-concept layout that maximizes both space and natural light. Enjoy the convenience of elevator access and the comfort of in-suite laundry. The spacious north-facing balcony overlooks a picturesque greenspace, providing a peaceful setting to relax and unwind while enjoying the view. The functional floor plan offers excellent flow between the living, dining, and kitchen areas, making it ideal for both everyday living and entertaining. This unit includes TWO assigned parking stalls, with ample visitor parking available for guests. Condo fees cover heat, water/sewer, and garbage collection, adding exceptional value and convenience. Ideally located with easy access to public transportation and 66 Street, commuting is a breeze with quick connections to Anthony Henday Drive and surrounding amenities. Reserve Fund docs are available dated March 24,2025 & Balance of fund June 30,2025 \$564,190.63 (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<https://weshenderson.agent.cbignite.ca/>



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