



## Edmonton Alberta

\$124,500

Top-Floor Ravine-Adjacent 1-Bedroom Condo in Aspen Gardens with covered parking. Bright and spacious top-floor 1-bedroom condo located steps from the ravine and Whitemud Park, offering a peaceful, nature-filled setting. \*\*All utilities are included--heat, water, electricity, and sewer--\*\*providing excellent value and worry-free living. This move-in ready unit features a functional layout with a comfortable living area, practical kitchen, and a generously sized bedroom--ideal for first-time buyers, professionals, or investors. Enjoy top-floor living with no neighbors above and plenty of natural light. Conveniently located minutes from Southgate Mall with LRT access and easy access to Whitemud Drive. Close to Snow Valley Ski Club and The Derrick Golf & Winter Club for year-round recreation. A fantastic opportunity to own a low-maintenance home in a prime location.

(id:6769)

Living room 8.01 m X 3.6 m

Dining room 2.92 m X 2.6 m

Kitchen 2.53 m X 2.6 m

Family room 8.01 m X 3.6 m

Primary Bedroom 5.44 m X 4.29 m

Laundry room 1.35 m X 2.62 m

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<https://www.enayataminzadah.ca/>



**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.