



## Edmonton Alberta

\$99,900

Welcome to Queen Mary Park! This nicely renovated 1-bedroom + 1 bath condo offers approx. 553 sq. ft. of stylish & comfortable space, perfectly situated on the 2nd floor. Unit features modern carpet & ceramic tile floors, upgraded kitchen & bathroom cabinetry, sleek stainless steel appliances & elegant crown molding. The building has also undergone significant improvements, incl.; newer vinyl windows, upgraded balcony doors with glass railings, and recently replaced asphalt shingles--providing added value & peace of mind. Convenient access to common laundry located on the lower level, as well as ample on-street parking. Ideally located just minutes from shopping, amenities, and public transit, this home offers easy access to downtown and the Brewery District--perfect for walking or biking. Excellent opportunity for students or investors, with close proximity to MacEwan & NAIT. Affordable condo fees & exceptional value in a trendy central location! \*Photos are of a similar suite (same layout & finishings). (id:6769)

Living room 3.55 m X 4.14 m

Kitchen 3.3 m X 3.05 m

Primary Bedroom 3.33 m X 3.42 m

Breakfast 1.47 m X 1.94 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**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.