



## Edmonton Alberta

\$235,000

Welcome to Queen Mary Park, where city living meets comfort + convenience. This lovely, top-floor unit is ready to welcome new owners, offering a blend of style, functionality, + ideal location. Primary bedroom complete with a 3-piece ensuite. Nicely sized second bedroom with access to a 4-piece bath, perfect for family, guests, or a home office. The updated kitchen is a culinary enthusiast's dream, boasting an eat-up counter + ample counter + dining space. The spacious living room offers access to the terrace where you can enjoy your morning coffee while taking in the fresh air + lovely views. Whether you are a first-time homebuyer, an investor, or someone seeking a safe + warm home for a young adult attending Grant MacEwan, NAIT, or the UofA, this unit offers a fantastic opportunity. It's an ideal starting point for a new chapter, providing both comfort + a strategic location. 2 heated underground parking stalls, and storage cage. Beautiful grounds + walking trails. Condo fee is \$664.19 (id:6769)

Living room 4.95 m X 4.32 m

Dining room 4.27 m X 2.59 m

Kitchen 3.04 m X 3.33 m

Primary Bedroom 4.22 m X 3.82 m

Bedroom 2 4.25 m X 3.66 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://theandersonco.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)