



## 12409 82 Street 202 Edmonton AB

\$89,900

Rare opportunity to own a spacious 2-bedroom+den unit near downtown Edmonton, with immediate access to Yellowhead Trail and transit routes for easy citywide travel. Move-in ready with a new kitchen, modern appliances, fresh paint, upgraded fixtures, and a renovated bathroom featuring a brand new vanity. Newer windows and patio door ensure a quiet, well-insulated home. Enjoy a large balcony and an oversized master bedroom, along with a generous second bedroom. Abundant closet space in both rooms, plus a quaint den suitable for a home office, or extra storage. Building features a clean and bright laundry room. Quiet neighborhood with friendly residents, a supportive condo board, and professional management. Includes 1 assigned parking stall with an electrical outlet and low condo fees. Furniture in the photos negotiable.

Listing Presented By:



Originally Listed by:  
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