



## 3315 JAMES MOWATT Trail 225 Edmonton AB

\$179,900

Attention first-time home buyers and savvy investors! Unleash the potential of vibrant living with this 2 bedroom condo in the heart of SW Edmonton—a hub of convenience! Stepping through the door, you'll be swept off your feet by fresh, neutral paint and chic new vinyl flooring that screams style. Whip up culinary masterpieces in the kitchen, boasting sleek quartz countertops, a handy breakfast bar for your morning coffee spills, and gleaming stainless steel appliances that even Gordon Ramsay would approve of! Glide into the large living room, a paradise for your furniture arrangement dreams, with direct access to a covered deck perfect for sipping cocktails and judging pedestrians silently. Retreat to the tranquil bedrooms, where the master boasts double closets—because one is never enough—and let's not forget the bliss of air conditioning for those steamy summer days. Perfectly positioned with quick access to Hwy 2, Anthony Henday, and the International Airport, this condo is your ticket to easy living.

Listing Presented By:



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