



## 2229 44 Avenue 313 Edmonton AB

\$174,000

Welcome to this ideal home in Aspen Meadows. This one bedroom, one bathroom air-conditioned condominium presents a fantastic opportunity for first-time buyers and those looking to down-size. With its turn-key condition and neutral colour palette, customization to match your style would be a breeze. Convenience is key with in-suite laundry, including a stackable washer and dryer and shelves for extra storage. Plus, with all utilities covered in the condo fees, including ELECTRICITY, living here saves you time and money. Storage cage is conveniently located just steps down the hall, providing extra space for your bicycle and seasonal belongings. AND, the fitness room is also on the third floor beside the elevator. It doesn't get better than that. This unit comes with one titled heated underground parking stall located close to the elevator. Living at Aspen Meadows offers a perfect blend of comfort, convenience, and affordability. Don't miss out on this incredible opportunity.

Listing Presented By:



Originally Listed by:  
YEGPro Realty

ferencecolleen@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net