



## Edmonton Alberta

\$174,900

Step into COMFORT and CONVENIENCE with this GROUND FLOOR 2 BED, 2 BATH condo--perfect for FIRST-TIME BUYERS or INVESTORS. The OPEN-CONCEPT layout features a FUNCTIONAL KITCHEN with an ISLAND and PLENTY OF STORAGE, flowing into a COZY LIVING ROOM and a COVERED PATIO--great for morning coffee, BBQs, or enjoying a little outdoor space to unwind. The PRIMARY SUITE offers a 4-PC ENSUITE and a WALK-THROUGH CLOSET you'll love. A second bedroom and full bath provide flexibility for ROOMMATES, GUESTS, or a HOME OFFICE. Enjoy the added perks of IN-SUITE LAUNDRY, EXTRA STORAGE, and a TITLED PARKING STALL. All this just STEPS from the LRT, RESTAURANTS, SHOPPING, and with QUICK ACCESS to the HENDAY. Condo fees include HEAT, WATER, and use of the FITNESS ROOM--making this an EASY, AFFORDABLE choice for low-maintenance living. (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://dustincsuhaney.exprealty.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)