



## Edmonton Alberta

\$229,888

Welcome to this main floor condo at Californian Meadowlark, freshly painted with brand new carpet and move in ready with room to add your personal touch. This 2 bedroom plus den, 2 bathroom unit features 9 foot ceilings and an open kitchen and dining layout with stainless steel appliances and a brand new dishwasher.

The primary bedroom offers a walk in closet and spacious ensuite, while the second bedroom and den provide flexible space for guests, work, or hobbies. Enjoy laminate flooring, in suite laundry, and a west facing patio with a gas line for BBQ and rough in for AC, perfect for evening light and relaxation. Includes one heated underground stall and storage near the elevator. Building amenities feature a gym, social room, and car wash. Condo fees include heat and water. Ideally located minutes from West Edmonton Mall, Misericordia Hospital, LRT, parks, schools, shopping, and more. (id:6769)

Living room 4.25 m X 4.56 m

Dining room 3.12 m X 2.5 m

Kitchen 2.42 m X 5.89 m

Den 2.34 m X 3.01 m

Primary Bedroom 3.51 m X 6.64 m

Bedroom 2 3.65 m X 2.98 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://erickyip.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.