



## Edmonton Alberta

\$233,000

Presenting a flawless, newly refreshed condo with 1,052 sq ft and 10-foot ceilings--a must-see! This is not a typical ground-floor unit; the private, south-facing balcony is raised, providing an elevated outdoor retreat over landscaping. The open living area features laminate floors and vast windows, ensuring a bright setting. The kitchen includes all appliances and a large eat-at island. Step out to your raised, secluded balcony--a peaceful spot for sun and relaxation. The unit offers two bedrooms, including a large main suite with a walk-in closet and a three-piece ensuite (walk-in shower). The second room is ideal as a study or den. Convenience items include a four-piece main bath, in-suite laundry, and a storage locker. A sought-after titled tandem parking stall fits two vehicles! Located perfectly, you get high walkability with easy access to groceries, shops (including the Italian Centre), and major roadways. Don't miss this opportunity for a great home in the prime community of Empire Park! (id:6769)

Living room 4.58 m X 4.97 m

Dining room 4.58 m X 3.46 m

Kitchen 4.58 m X 4.74 m

Primary Bedroom 3 m X 4.48 m

Bedroom 2 3.02 m X 3.39 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:  
executive@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.