



## Edmonton Alberta

\$230,000

Welcome to Country Gardens, a desirable 40+ community offering resort-style living with a pool, hot tub, sauna, fitness area, private sun deck & community garden. Unit 204 is a spacious well maintained 2 bedroom +den, 2 bathroom home with 1457sf of bright south-facing living space. Enjoy the carefree lifestyle in this non-smoking, no-pet home shared w/only one neighbor per corridor. Upgrades within the most recent years include: furnace, A/C, paint, flooring, kitchen (newer appliances, backsplash, cabinets, granite sinks), bathrooms, lighting & built-ins. Kitchen offers plenty of storage cabinets & prep counters. Oversized dining nook will seat 10. Living area w/direct access to balcony. Den is perfect for hobby studio/home office or 2nd lounge area. Condo fees include all utilities & 2 parking stalls. Prime location near parks, Whitemud, Fort Edmonton, River Valley trails & all servicing amenities Riverbend has to offer. A must-see in a vibrant, close-knit community! Furniture is negotiable with sale. (id:6769)

Living room 4.41 m X 5.45 m

Dining room 4.23 m X 3.4 m

Kitchen 3.9 m X 3.88 m

Den 4.71 m X 2.73 m

Primary Bedroom 5.12 m X 3.63 m

Bedroom 2 3.98 m X 3.04 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto: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.