



## Edmonton Alberta

\$216,000

Immaculate 2-Bedroom, 2-Bath Condo - Ideal for First-Time Buyers, Investors, or Those Looking to Downsize! Step into this beautifully maintained second-floor unit offering a perfect blend of comfort, functionality, and value. Bright and open, this home features two spacious bedrooms, including a primary with a private ensuite, plus the convenience of in-suite laundry. Enjoy morning coffee or evening relaxation on your large balcony with serene views of green space -- your own peaceful escape. Added Value: Condo fees include electricity, giving you added savings and peace of mind. Additional highlights: ?? 1 parking stall ?? Public transit right outside the building ?? Steps from Clareview Rec Centre, Walmart, schools, medical clinics, shopping & more Lovingly cared for by owners who are rarely home, this home shows pride of ownership throughout. Whether you're buying your first home or looking to invest, this one checks all the boxes. Don't wait -- opportunities like this don't last lo (id:6769)

Living room 12'4" x 12'

Dining room 8'3" x 10'1

Kitchen 8'1" x 9'3"

Primary Bedroom 12'1" x 10'

Bedroom 2 13' x 8'3"

Laundry room 12'4" x 12'

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

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