



## Edmonton Alberta

\$175,000

Investors and first time home buyers! This second floor, 3 bedroom and 2 full bath condo features over 1,100 square feet and 2 parking stalls (one covered). Amazing location in Riverbend with plenty of amenities in your complex: indoor pool, hot tub, sauna rooms, social room and elevator. The unit has a very functional layout, one side of the unit has two bedrooms, 4-piece bath and storage closet. The other side of the unit has your private primary suite (with room for an office space) and 3-piece ensuite. Galley kitchen (with closet pantry space) leads into your L-shape dining room and living room. North patio exposure with mature trees outside for privacy. Laundry at the end of each hallway. Quick access to Whitemud Drive, Fox Drive, Downtown and UofA. Walking proximity to schools, shopping, amenities, and the river valley. Long term tenant would love to stay. Sorry, no pets allowed in this complex. (id:6769)

Living room 6.1 m X 3.72 m

Dining room 2.71 m X 2.46 m

Kitchen 2.3 m X 2.27 m

Primary Bedroom 4.32 m X 3.43 m

Bedroom 2 4.18 m X 3.02 m

Bedroom 3 4.17 m X 2.78 m

Listing Presented By:



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