

Edmonton Alberta

\$164,900

This 1 BEDROOM + DEN/2ND BDRM condo unit in Eaux Claires presents a compelling opportunity for both investors & 1st time buyers. Proximity to various amenities such as restaurants, banking & grocery, makes it highly convenient & appealing. With 705 Sq. Ft. of space, this unit offers a comfortable living area with an open-plan layout, functional kitchen with quartz island provides a modern & efficient cooking space. The den provides versatility in its use, whether as an additional guest bedroom or home office. The full bath is accessible from both the living area & primary bedroom which features a walk-through closet, adding functionality & privacy. The balcony provides outdoor space for relaxation or entertaining. In-suite laundry provides added convenience for residents. This property comes with 1 titled parking stall conveniently located right out the front door, with lots of additional visitor parking throughout the complex. Quick commuting options to 97 St., Yellowhead & Henday. Affordable condo fees (id:6769)

Living room $3.13 \,\mathrm{m} \times 3.21 \,\mathrm{m}$ Dining room $3.91 \,\mathrm{m} \times 2.11 \,\mathrm{m}$ Kitchen $3.26 \,\mathrm{m} \times 2.15 \,\mathrm{m}$ Primary Bedroom 2.85 m \times 4.23 m Bedroom 2 3.2 m \times 3.15 m Laundry room 1.58 m \times 2.54 m

Listing Presented By:



Originally Listed by: RE/MAX River City

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