



## 9519 160 Avenue 302 Edmonton AB

\$169,900

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

Listing Presented By:



Originally Listed by:  
RE/MAX River City

wendyhamel@remax.net

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca