



## Edmonton Alberta

\$169,900

Welcome to this move-in ready TOP FLR, 1150sqft 2 BEDROOM, 2 BATHROOM condo w/ HEATED UNDERGROUND parking! The huge, SOUTH facing balcony fills the unit w/ natural light & offers the perfect spot to relax & soak up the sun while overlooking the park-like courtyard. Inside, the spacious living rm w/ GAS FP leads to your open kitchen, boasting plenty of counter & cabinet space! Retreat to the large primary w/ DBL walk thru closet & 4 pce ensuite. A 2nd bedrm & full bathrm welcomes guests or roommates. And the massive INSUITE laundry features loads of storage or even space for a small office! Updates: all fresh paint, fridge (2024), windows (2022), newer roof & window coverings, carpets cleaned. Complex also offers gym, sauna and is wheelchair friendly. Perfectly located near the River Valley, Ice District, LRT & bus routes for easy access to NAIT, MacEwan, UofA & Downtown amenities. 10+ (id:6769)

Living room 5.25 m X 6.2 m

Dining room 2.99 m X 3.25 m

Kitchen 2.46 m X 3.16 m

Primary Bedroom 3.53 m X 6.12 m

Bedroom 2 2.89 m X 5.01 m

Laundry room 2.67 m X 3.16 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**RE/MAX ELITE**

**RE/MAX Elite**

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