



## Edmonton Alberta

\$199,900

Affordable, Pet Friendly & Move-In Ready! Welcome to Oliver Gardens, steps from the River Valley, shopping, LRT & downtown. This updated 3rd floor condo offers 2 bedrooms, 1 bath, luxury vinyl plank flooring, newer carpet, & a renovated 4-pc bath w/ subway tile & modern vanity. The spacious living room opens to a south west facing balcony on a quiet tree-lined street. Enjoy the convenience of in-suite laundry, underground parking, & storage locker. Oliver Gardens has seen major upgrades: roof, parkade, exterior envelope, landscaping & front entrance--giving peace of mind for years to come. Professionally managed, pet friendly (w/ board approval) & no age restrictions. A stylish home in the heart of the city--under \$200K! (id:6769)

Living room 5.46 m X 4.32 m

Dining room 3.09 m X 1.96 m

Kitchen 2.74 m X 2.18 m

Primary Bedroom 3.47 m X 3.38 m

Bedroom 2 3.48 m X 2.73 m

Storage 1.81 m X 1.12 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.proctorteam.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.