



## Edmonton Alberta \$199,800

RENOVATED - 3 bdrm, 1.5 baths, A/C, low condo fees & move-in ready. Major updates in this bright & inviting home: new furnace, fresh paint, brand-new flooring & baseboard trim throughout, lighting, vanities, appliances. The main floor offers a nice kitchen with dishwasher, plenty of counter & cabinet space & flows into a nice dining area. Spacious living room is complete w/a charming gas fireplace & large windows bring in an abundance of natural light. Step thru patio doors to a private & fenced backyard space. Upstairs has enough room for the family with 3 bdrms, 4 pce bath & enjoy the balcony off the huge primary bdrm. The finished bsmt provides more living space, a laundry area & ample storage! Parking is a breeze with two stalls right out front - 1 assigned & other is leased \$20/month. Location is incredible with the Clareview Community Recreation Centre, library, schools & parks steps away. Tons of shopping, Manning Town Centre, Costco, Cineplex, public transit are all right there! Don't miss out! (id:6769)

Family room 3.97 m X 4.62 m

Living room 5.37 m X 3.56 m

Dining room 2.55 m X 2.33 m

Kitchen 2.53 m X 2.48 m

Primary Bedroom 4.62 m X 2.88 m

Bedroom 2 4.1 m X 2.62 m

Bedroom 3 3.69 m X 2.57 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@elitealestate.ca](mailto:broker@elitealestate.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.