



## Edmonton Alberta

\$209,900

Welcome to the complex, Heritage Valley Station in the family-oriented community of Allard. This well-appointed third-floor condo offers a bright & spacious, open layout and features brand new carpeting throughout. The living and dining areas flow seamlessly together, complemented by a functional galley-style kitchen with granite countertops & SS appliances. Two generously sized bedrooms are thoughtfully positioned on opposite sides of the home for added privacy, along with two full four-piece bathrooms, including a private ensuite in the primary bedroom. A spacious den provides flexible space for a home office or additional living area. Also offering in-suite laundry. Ideal for first-time buyers, investors, or those looking to downsize, this home offers easy, low-maintenance living. Enjoy the large private balcony with a natural gas hookup—perfect for entertaining or unwinding outdoors. Situated close to schools, shopping, dining, walking trails, public transit, and Edmonton International Airport. (id:6769)

Living room 3.3 m X 3.79 m

Dining room 4.13 m X 2.06 m

Kitchen 2.46 m X 2.35 m

Den 2.72 m X 2.08 m

Primary Bedroom 3.04 m X 3.3 m

Bedroom 2 2.77 m X 3.1 m

Listing Presented By:



Originally Listed by:  
MORE Real Estate

<https://morerealty.ca/>

**REMAX Elite**

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

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