



## Edmonton Alberta

\$204,900

PRICED TO SELL! TOP FLOOR, SOUTH-FACING CONDO WITH ROOM TO ADD VALUE! This spacious 2 bed, 2 bath unit is a fantastic opportunity to build instant equity in a sought-after location. Bring your vision with a few cosmetic updates, this well-laid-out home could easily be the nicest unit in the building. Includes a TITLED UNDERGROUND parking stall w/ STORAGE cage, vaulted ceiling, an abundance of windows, & a functional floor plan with a tucked-away PANTRY & IN-SUITE laundry. Bedrooms sit on opposite sides of the unit, ideal for roommates, guests, or a home office. The primary comfortably fits a king bed + extra furniture, with a private 4-pc ENSUITE; a separate 3-pc bath serves the 2nd bdrm. Building amenities include social rooms & an exercise/gym space, plus nearby walking trails. Unbeatable location close to transit, shopping, & quick access to the Henday, Whitemud & 16A. A rare chance to get into this building below market, perfect for investors, first-time buyers, or anyone ready to make it their own! (id:6769)

Living room 6.36 m X 4.02 m

Dining room 3.33 m X 3.14 m

Kitchen 3.43 m X 2.85 m

Primary Bedroom 6.96 m X 3.04 m

Bedroom 2 4.69 m X 3.57 m

Laundry room 2.75 m X 1.65 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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