



## Edmonton Alberta

\$329,800

Opportunity is calling to own this great 2 bedroom 2 bathroom 970 sq.ft. condo in one of the best buildings in a prime location on Saskatchewan Dr. with the river valley trails at your doorstep, close to restaurants, coffee shops, transportation, the U of A & quick access to Downtown. This sunny bright unit has an open concept layout with south & east exposures. Access to the east balcony with a gas BBQ outlet. The kitchen has white cabinetry with S/S appliances. The bedrooms are at opposite ends of the living room with a 3 piece bathroom accessible to the 2nd bedroom that has a walk-in closet. The primary suite has a 4 piece ensuite bathroom & access to the south facing balcony that has extra storage. Included is the fridge, brand new ceramic top stove & built-in microwave, dishwasher (1 year) & INSUITE WASHER & DRYER (1 year) & A/C. The unit has just been freshly painted & new lighting. U/G TITLED PARKING. Exercise room, bike storage & visitor parking. Well maintained building & management. (id:6769)

Living room 4.09 m X 3.85 m

Dining room 3.32 m X 3.12 m

Kitchen 3.76 m X 1.92 m

Primary Bedroom 4.5 m X 4 m

Bedroom 2 3.73 m X 3.32 m

Listing Presented By:



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