



## Edmonton Alberta

\$225,000

HUGE adult-only-condo, almost 1500sq ft with panoramic views, located across from the river valley & beautiful Victoria Park walking paths, overlooks Victoria Golf Course . There are ONLY 4 units per floor! Talk about quiet! Swimming pool, jacuzzi, patio, social room (with kitchen, pool table), full gym, showers/sauna, this condo has it all & all utilities, these are all included in condo fees! Walking distance to shopping, restaurants, golf, river valley & live in manager on site. The suite has recently had stunning hardwood flooring installed in one of the bedrooms & seller is leaving all the rest of hardwood for you to finish up hallway & 2nd bedroom. All new balconies on this building, security, 2 titled underground heated stalls are included! Plumbing is ready for you to add your own washer/dryer. Formal dining room, huge kitchen plus eating area, very large living room, 2 bedrooms, 2 bathrooms and central AC. Very quiet concrete bldg! (id:6769)

Living room 6.74 m X 6.49 m

Dining room 3.54 m X 3.04 m

Kitchen 3.44 m X 2.47 m

Primary Bedroom 5.25 m X 3.88 m

Bedroom 2 5.59 m X 3.43 m

Breakfast 3.44 m X 2.43 m

Storage 2.23 m X 1.19 m

Listing Presented By:



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