



Edmonton Alberta

\$245,000

Welcome to Melrose Manor! This 1,000+ sq ft main floor condo offers convenient central living close to LRT, transit, schools, hospitals, walking trails, and downtown amenities including Rogers Place, home of the Edmonton Oilers, and the Alberta Legislature Building. The functional layout features two bedrooms separated for privacy, a flexible office/sunroom, and two 4-piece bathrooms, including a primary suite with walk-in closet and ensuite. Highlights include laminate and ceramic tile flooring, maple-stained cabinets, and new Energy Star(R) kitchen appliances. Condo fees include heat and water. Building amenities include heated underground parking with car wash bay, snow-melt ramp, and visitor parking. Recent updates include roof and security upgrades (2020) and hallway carpets, smart entry locks, and intercom system (2024). Photos are from the previous listing and are used with permission from the previous listing agent. The unit is currently tenant-occupied. (id:6769)

Living room 4.12 m X 3.76 m

Dining room 3.15 m X 3.91 m

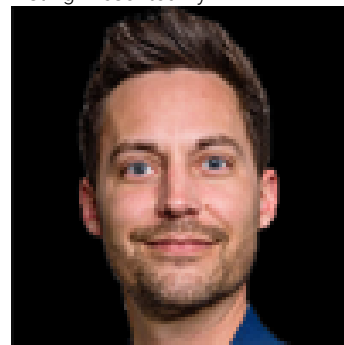
Kitchen 2.48 m X 2.47 m

Primary Bedroom 2.74 m X 2.71 m

Bedroom 2 2.95 m X 3.65 m

Office 4.23 m X 1.99 m

Listing Presented By:



Originally Listed by:
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