



## Edmonton Alberta

**\$149,000**

ESTATE SALE - RARE OPPORTUNITY in a well-managed 45+ adult building. This exceptionally well-maintained 2-bedroom, 2 full bath CORNER unit delivers comfort, space, and lifestyle in equal measure. Thoughtfully designed with abundant storage, stainless steel appliances, and NO CARPET anywhere, this home is ideal for easy living and low maintenance. Enjoy morning sun and natural light from the south-facing balcony, perfect for relaxing or entertaining. The building offers outstanding amenities including an exercise room, social room, swimming pool, hot tub and social room, creating a true community atmosphere. Unbeatable location with shopping, LRT, and quick access to West Edmonton Mall and all major routes just steps away--everything you need is right at your doorstep. A clean, move-in ready unit in a sought-after adult complex--love where you live! (id:6769)

Living room 3.27 m X 3.7 m

Dining room 2.4 m X 3.7 m

Kitchen 2.22 m X 3.03 m

Primary Bedroom 4.61 m X 3.74 m

Bedroom 2 3.22 m X 3.06 m

Storage 1.39 m X 3.08 m

Laundry room 0.93 m X 1.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.lorihunt.com/>

**RE/MAX® ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

[steveleddy@hotmail.com](mailto:steveleddy@hotmail.com)

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.