



## Edmonton Alberta

\$225,000

MODERN COMFORT IN THE HEART OF OLIVER | This 1,023 sqft 2-bedroom, 2-bath condo in The Savoy offers a bright, open layout and unbeatable location steps to downtown, 124 Street, and the river valley. Inside, you'll find rich hardwood floors, neutral tones, and large windows that fill the space with natural light. The kitchen features stainless steel appliances—including a double oven—ample cabinetry, and a central island that opens to the dining area and cozy living room with gas fireplace. The private balcony includes a natural gas hookup, perfect for year-round grilling. The spacious layout includes a large primary suite with walk-in closet and 4-piece ensuite, a second bedroom ideal for guests or a home office, and an additional full bath. Enjoy the convenience of in-suite laundry with extra storage and a titled, heated underground parking stall. Whether you're downsizing, right-sizing, or just looking for a well-run building in a walkable location, this is a smart move. Some photos virtually staged. (id:6769)

Living room 5.42 m X 4.21 m

Dining room 2.94 m X 2.1 m

Kitchen 2.97 m X 2.75 m

Primary Bedroom 3.57 m X 3.32 m

Bedroom 2 3.48 m X 2.87 m

Laundry room 2.84 m X 2.02 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

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.