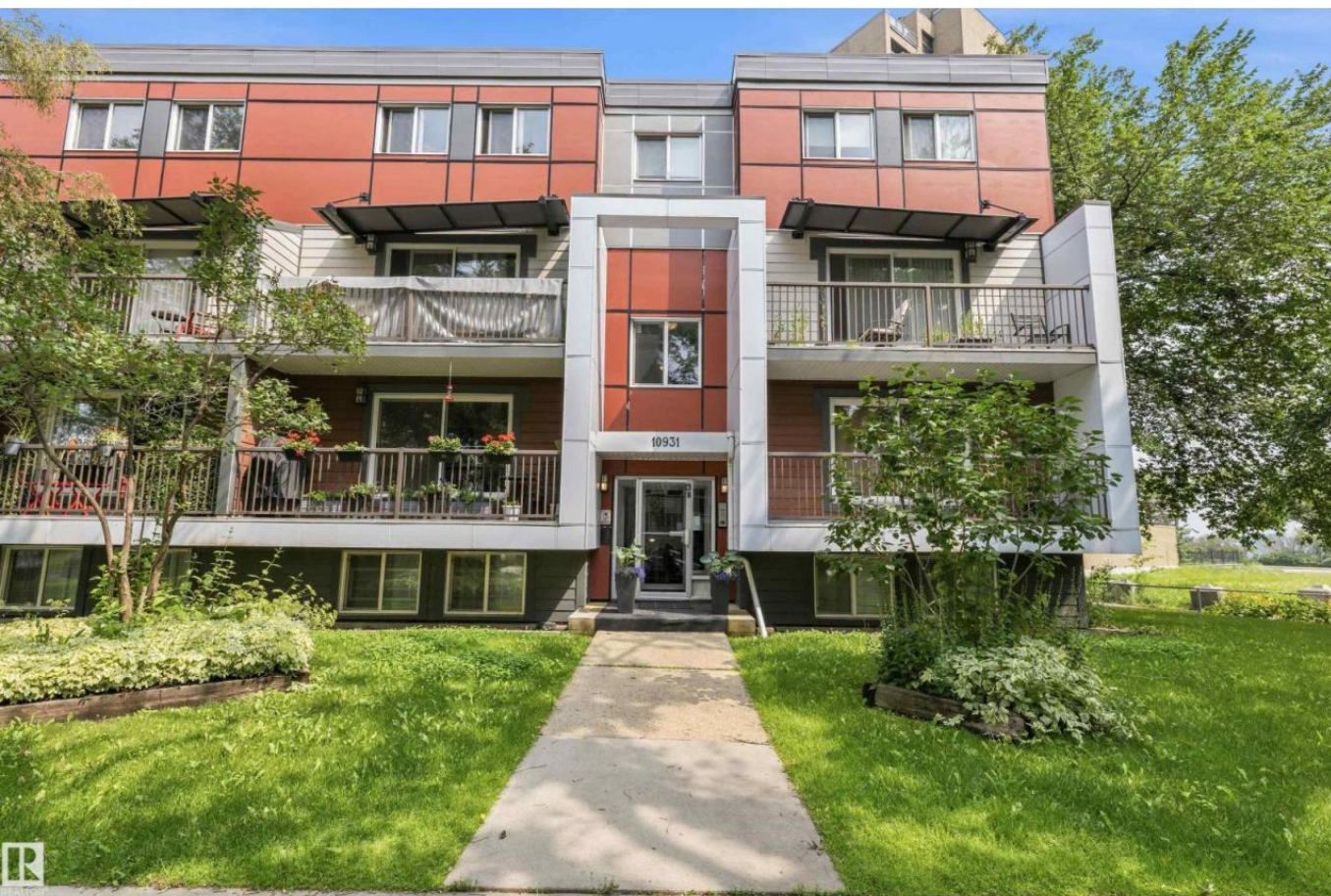




Edmonton Alberta

\$92,500

Why rent when you can own in one of Edmonton's most convenient locations? This freshly painted 2-level condo delivers exceptional value with a bright, functional layout, oversized lower-level windows that create an open, inviting feel, and a huge private balcony with plenty of room to unwind, barbecue or enjoy your morning coffee. The spacious 1-bedroom, 1-bath design has seen numerous upgrades over the past 5 years, offering peace of mind and modern appeal. Exceptionally well-managed building keeps ownership worry-free. Walk to the LRT, shopping, restaurants, transit, and enjoy quick access to downtown and Edmonton's spectacular River Valley trail system. Includes an energized parking stall plus optional unlimited laundry for a very small fee. Quick possession available, making this an outstanding opportunity for students, first-time buyers, young professionals, or investors. Value, location and lifestyle--don't let this one slip away! (id:6769)

Den 1.49 m X 2.41 m

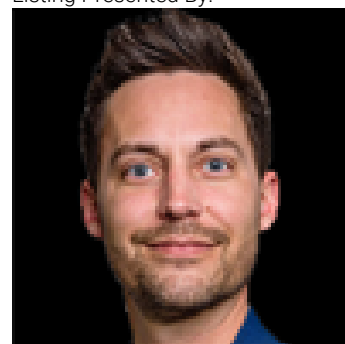
Primary Bedroom 4.61 m X 3.39 m

Living room 3.68 m X 4.6 m

Dining room 1.96 m X 3.59 m

Kitchen 2.89 m X 3.56 m

Listing Presented By:



Originally Listed by:
REMAX River City

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

 **REMAX
Excellence**

REMAX Excellence

201, 5607-199 Street, 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.