



## Edmonton Alberta

\$162,900

Excellent location in the very desirable neighbourhood of Brander Gardens, within walking distance to top rated elementary and junior high schools. Close to good bus service to U of A & West Edmonton Mall. Spacious two bedroom unit, each bedroom has access to a full bathroom. Large living room & dining room with attractive dark laminate flooring which extends into the hallways & to the two bedrooms. Patio doors from the living room open onto a large balcony with a view of tree lined street. Efficient galley style kitchen & large closets plus a big walk-in storage cupboard. The unit has an assigned covered parking stall (#34) The amenities in this well managed condo include an elevator, a guest room (which you can reserve for out of town guests) & social room with pool table where you can socialize with your neighbours. Enjoy nature walks in the river valley nearby & easy access to Whitemud Fwy. This is an ideal investment property or suitable for students going to University. Priced for quick sale! (id:6769)

Living room 3.51 m X 5.38 m

Dining room 2.5 m X 3.01 m

Kitchen 2.3 m X 2.29 m

Primary Bedroom 3.4 m X 4.61 m

Bedroom 2 2.79 m X 4.26 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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.