



## Edmonton Alberta

\$285,000

THE TRADITION AT SOUTHBROOK's Beautiful 1266+ sq. ft. CORNER UNIT CONDO. Featuring 2 BEDROOMS plus DEN, UNDERGROUND & OUTDOOR PARKING stall, CENTRAL AIR & SPACIOUS WRAP BALCONY. Open concept lay out with tons of natural light & MAPLE HARDWOOD FLOORS. Great room with GAS FIREPLACE and patio door access to the balcony plus a lovely DEN with window. Kitchen with STAINLESS STEEL APPLIANCES with BRAND NEW FRIDGE, BLACK QUARTZ COUNTERTOPS, rich maple cabinets & tile flooring plus a GENEROUS DINING AREA. Primary bedroom with walk thru closet and a 4 pc. ensuite, 1 additional bedroom, a 4 pc. main bathroom plus a STACKED WASH AND DRYER. There are 2 TITLED PARKING STALLS, one underground with a storage cage and one outdoor/surface parking stall. FABULOUS CONDO COMPLEX in a GREAT LOCATION close to so many amenities with PERFECT ACCESS to Hwy 2, Anthony Henday & Ellerslie Road! WOW! (id:6769)

Living room 4.16 m X 4.2 m

Dining room 3.17 m X 4.02 m

Kitchen 2.92 m X 4.08 m

Den 2.79 m X 4.08 m

Primary Bedroom 3.38 m X 6.07 m

Bedroom 2 3.18 m X 4.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.horsepowerranch.com/>



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

[tyson@royalpage.ca](mailto:tyson@royalpage.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.