



310, 18122 77 Street
Edmonton, Alberta

MLS # A2290699



\$164,989

Division:	Crystallina Nera East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	28
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Experience easy, comfortable living in Crystallina Nera! With a functional layout, practical features, and a bright, sunny living space, this condo has everything you need whether you are buying your first home or keeping it as a steady rental. It has been rented since purchase and has been a positive investment for the current owner. Inside, you have 2 beds, one full bath, and an open living and kitchen area. The suite includes a washer and dryer and a large northwest facing balcony that brings in great natural light, especially in the summer. You are minutes from Anthony Henday, close to transit stops, and only a short drive to Manning Town Centre, grocery stores, takeout spots, parks, and schools, making day to day life simple for owners or future tenants. A solid choice for anyone looking for value in a growing community. Comes with one titled underground stall.