



GRASSROOTS
REALTY GROUP

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105, 10033 166 Street NW
Edmonton, Alberta

MLS # A2306861



\$259,000

Division:	Oliver		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,270 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Tar/Gravel

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete, Slab

Features: Built-in Features, Ceiling Fan(s), See Remarks

Water: -

Sewer: -

Condo Fee: \$ 686

LLD: -

Zoning: RA9

Utilities: -

Inclusions: None

Exceptional value in this rare 3 bedroom, 2 full bathroom condo in Oliver, Edmonton. This main floor condominium is within walking distance to the river valley, shops, restaurants, and everyday amenities. Offering nearly 1,300 sq. ft. of living space, this spacious corner condo features soaring 9 foot ceilings and a private patio. This move-in ready unit has seen numerous updates, including newer appliances, a new washer and dryer, fresh paint throughout, updated faucets and shower heads, new shelving in the bathrooms, blackout blinds and updated window coverings, TV mounts, new light fixtures, and updated cabinets. A storage cage and one titled underground parking stall is also included, adding extra convenience to this well-maintained condo in one of Edmonton's most desirable and walkable communities.