



GRASSROOTS
REALTY GROUP

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408, 10511 19 Avenue NW
Edmonton, Alberta

MLS # A2269905



\$150,000

Division:	Keheewin		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Covered, Enclosed, Heated Garage, Parkade, Plug-In, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 644
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RMH16
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

This bright and spacious nearly 1,000 square foot TOP FLOOR condo has been extensively updated and is move in ready. Featuring newer vinyl plank flooring throughout, fresh paint, and renovated bathrooms, the home offers a clean and modern feel from the moment you walk in. Enjoy the oversized balcony (over 90 square feet plus an exterior storage room) overlooking peaceful green space. It is the perfect spot for morning coffee, summer reading, or stepping right out onto the walking path. The layout includes two generous bedrooms, two full bathrooms including an ensuite, in suite laundry, and excellent storage. This well managed building offers underground parking, a healthy reserve fund, and the roof has been recently replaced, giving you peace of mind for years to come. The unit's position at the back of the building provides exceptional privacy and quiet. Located across from a school, steps from transit with quick access to Century Park LRT, this property offers affordable convenience.