



**GRASSROOTS**  
REALTY GROUP

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**310, 18122 77 Street NW  
Edmonton, Alberta**

**MLS # A2273652**

**\$169,000**



<b>Division:</b>	Crystallina Nera		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	586 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Zone 28
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

  

<b>Inclusions:</b>	N/A
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Experience easy, comfortable living in this modern two bedroom condo in Crystallina Nera. With a functional layout, practical features, and a bright, sunny living space, it 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 reliable investment for the current owner. Inside, you have two good sized bedrooms, one full bath, and an open living and kitchen area. The suite includes an in suite 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. It is a well kept two bedroom home that delivers exactly what you need. A solid choice for anyone looking for value in a growing community. Comes with one titled underground stall.