



**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.