



## 9835 113 Street 1007 Edmonton AB

\$169,900

Downtown BEAUTY and CONVENIENCE combined in this BRIGHT and INVITING 1 bedroom VICTORIA PARK condo! PERFECT for your students in post secondary instead of a commute! Clost to campus, but not too close. The location doesn't get much better! Downtown, but TRAILS just a few steps away to quickly enjoy NATURE in the RIVER VALLEY. With the LRT just a short walk you can get to work, UNIVERSITY, anywhere...easily! If you do drive, enjoy your TITLED, UNDERGROUND, HEATED parking stall! Inside you will love your SPACIOUS home, full of natural light. The NEUTRAL color palette makes decorating a breeze! You get a spacious bedroom, living area, STORAGE room and a GREAT east facing PATIO with nice views to enjoy! More PERKS include a ROOFTOP social room/area and an amazing FITNESS ROOM to keep you buff! With quick access to ICE & Brewery District, shopping and restaurants you'll always have entertainment. Last, condo fees include heat, power AND water...and it's pet friendly... what an amazing FULL PACKAGE!

Listing Presented By:



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