



## 9603 98 Avenue 108 Edmonton AB

\$149,900

EXCEPTIONAL VALUE! Look at neighborhood COMPARABLE SALES and LISTINGS averaging around \$250K, sales in this building typically over \$300K, Tax Assessment of \$260K WITH the Titled Parking. PRICE IS BEING DISCOUNTED DUE TO CONDO FEES AND BUILDING LOAN, BUT LOOK AT THE VALUE!! It's like the building is subsidizing your mortgage payment. Hold for a few years and sell for profit at market value. Close to downtown, a few steps from River Valley trails, as well as the Valley Line LRT and buses for easy commuting. Renovated 2 bedroom/2 bathroom, with its own private entrance that is ideal for pets or just hanging out on the patio, heated underground Tandem parking, storage locker in front of that, new furnace and A/C installed in 2020. The kitchen has beautiful granite counter tops and stainless steel appliances. Additional features include brand new laminate flooring, low E triple glaze windows, high ceilings, wheelchair access, excellent Sound Proofing, and in suite laundry. Immediate Possession is available.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

tylersuchan@gmail.com  
<http://www.tylersuchan.com/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net