



## 11174 83 Avenue Edmonton AB

\$339,800

EXCITING NEWS! We're thrilled to share details about this gem of a home that's perfect for ANYONE connected to the UNIVERSITY scene. Picture this: a cozy 2.5-story condo townhouse, CURRENTLY UNDERGOING A FANTASTIC RENOVATION PROCESS. With 2 bedrooms, 2 baths, and a sprawling 1300+ sq ft layout, it's a dream come true! Plus, it's practically a stone's throw away from the U of A Hospital--talk about convenience! Imagine waking up and strolling straight into class or work in the ER , OR, or examination room!! -literally steps away. And let's not forget the sunny walkout patio--ideal for some relaxation time. Oh, and parking? You're covered with not just one, but TWO heated underground spots. Whether you're a faculty member or a student ready to dive into the university experience or an Investor, this place is bursting with potential. Don't miss out on this amazing opportunity! IT IS GOING TO BE INCREDIBLE!!

Listing Presented By:



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