



## 16307 100 Avenue Edmonton AB

\$379,900

If you're looking to be a NEW HOME OWNER or an INVESTOR. Welcome to this NEWER 2018 built like HALF DUPLEX in sought after Glenwood. Modern design, upon entering you're greeted with 9 FOOT ceiling on main, living room with so much light from the large windows, LVP flooring, quartz countertops throughout, chefs kitchen, OTR microwave, refrigerator, built-in washer, & 2 piece bath completes the main floor. Stairs up is carpet, LVP upstairs, full 4 pc bath, 3 bedrooms, primary has 3pc bath. Basements have 9 FOOT ceiling and stacked washer and dryer. HRV in each unit. Fully landscaped yard with privacy fences. Property has a SINGLE CARE GARAGE, and parking pad. Currently rented for \$1680/month, tenants pays all utilities. (Property was built by the seller under condo plan sole owner no fees it's just like a half duplex) END UNIT BESIDE 16309-100 AVE also for sale please see photos and listing.

Listing Presented By:



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