



## 10011 116 Street 1701 Edmonton AB

\$119,500

Why rent when you can own this Academy Place condo so affordably? Located in the heart of Oliver near river valley running & cycling trails, Victoria Promenade, Grant Notley Park, Victoria Golf Course, Grandin LRT, Ice District, close to U of A & Grant MacEwan, numerous restaurants & shopping. Convenient bus stop at your door with a direct bus to UofA. This top floor unit allows you to enjoy your city lights view. Spacious 1 bedroom with many upgrades including flooring, kitchen cabinets, bathroom vanity & tub surround. Bedroom can accommodate King sized bed & has large double closet. In unit storage room. L-shaped Dining room & Living room have a great flow for entertaining. Condo fee incl all utilities + \$50 monthly laundry credit with convenient laundry room on each floor + covered parking. Concrete building + covered assigned parking stall included in adjacent parkade. Common area updates to elevators, windows, doors, balconies, railings + lobby decor. Some photos have been virtually staged.

Listing Presented By:



Originally Listed by:  
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