



# 11255 31 Avenue 2 Edmonton AB

\$119,495

Amazing investment potential in Sweet Grass in South Edmonton for a 3 bedroom 1.5 bathroom condo on the ground floor. This unit just received \$10,000 in upgrades with new flooring, paint, countertops, and painted kitchen cabinets. Inside the front door you are greeted with your kitchen, and dining area, and living room with direct access to your terrace. Down the hall you have a storage room, shared 4 pc bathroom, 2 good sized bedrooms, and then your primary bedroom with a 2 pc attached ensuite. This ground floor unit with West facing exposure is next to the elementary school, transit, and minutes away from shopping and South Edmonton Common. Your condo fee of \$806 includes ALL utilities, an indoor pool, gym, tennis court, and so much more! This condo even has an onsite daycare! The current rent is \$1550/mo and covers all costs of ownership plus CASH FLOW! This unit is perfect for a first time home buyer looking to quit renting or for your next investment. Come check it out today!

Listing Presented By:



Originally Listed by:  
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