



## 11446 40 Avenue 205 Edmonton AB

\$169,900

QUICK POSSESSION in this fantastic 2 bedroom/2 bath plus a titled UNDERGROUND PARKING unit in Nova Place; located in the sought after neighbourhood of Royal Gardens. Surrounded by convenience and quick accessibility to all immediate needs, making this a prime location as an investment property. Unit is efficiently laid out with 900 sf of living space. The galley style kitchen offers a nice open work space, leading to a spacious dining room and generous sized living area. The living room features a cozy electric fireplace, looking out to a massive balcony area with ability to fit a full patio set. Master bedroom is complete with 4 piece ensuite and walk through closet. In suite laundry with additional storage space. Well kept building fully equipped with a ramp and elevator plus access to an exercise room. Location is quick access to Whitemud, Southgate Mall, LRT, K-12 schools and grocery stores only steps away. Great opportunity as a rental!

Listing Presented By:



Originally Listed by:  
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