



## 11245 31 Avenue 3 Edmonton AB

\$70,000

Welcome to this sq.ft. open bedroom concept studio suite at Fairways South Condominium. Newly painted with updated laminate & linoleum flooring, this floor plan is well layout with lots of closets and in-suite storage room. Step outside to the covered patio facing a beautiful green space with a small flower planter on the side. The kitchen has plenty of cabinets and countertops, next to it, is the dining room with a window overlooking the yard. The 4 pc. bathroom completes this unit. One assigned energized stall. Laundry is located on 2nd/3rd/4th floors. Condo fee includes all utilities (heat, water, electricity). Rental pool is available with the main office. Building amenities include gym, swimming pool & basketball court. Walkable to Sweet Grass Elementary School and bus route 708 to Century Park/Southgate.

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

noreen.my.au@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net