



8108 109 Street 303 Edmonton AB

\$249,900

Here is the best unique opportunity to own within a hop skip and a stones throw from the U of A. Located on 109 Street, just one block south of Whyte Avenue, a prime location known for its vibrant restaurants, pubs, shops, and nightlife, unit 303 is corner unit on the 3rd floor of the "Faculty Court" building. This property boasts a bright and sunny view of Whyte Ave from the balcony, offering an engaging urban living experience. The unit features an open-air concept, two bedrooms, two bathrooms, including an organized walk-in closet with an ensuite tub, in-suite laundry, and a cozy gas fireplace, creating a comfortable and inviting living space. The property includes one assigned underground heated parking spot, with heat and water included in the condo fee, adding to the convenience and comfort of this living arrangement. The location is exceptionally convenient, within walking distance to the U of A Campus and Hospital, LRT, dog parks, River Valley Park & trails, and downtown core.

Listing Presented By:



Originally Listed by:

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