



11045 123 Street 304 Edmonton AB

\$124,900

WOW! Talk about an amazing location! This 3rd floor condo on a tree lined street is the ultimate in convenience. Close to the Royal Alec, downtown, schools, NAIT, MacEwan, parks, shopping & access to the Yellowhead. It is the perfect location for a young person or couple, or a wonderful rental to someone working downtown or going to school. Inside, you will discover a bright, open & spacious 1 bedroom + den. Good sized kitchen with lots of cupboard space. Beautiful stone fireplace highlights the large living area, perfect for cozy fall / winter evenings. In the summer, enjoy incredible sunsets with your west facing deck. Big windows light up the whole place! Current owner renovated when they purchased. The bathroom was redone, plus paint & new vinyl plank flooring. New dishwasher recently installed. The den could easily be turned into a second bedroom. In-suite laundry & storage space. The entire home has been extremely well maintained. Assigned parking stall plus visitor parking available.

Listing Presented By:



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