



## 10139 117 Street 305 Edmonton AB

\$133,000

Welcome to Oliver, one of Edmonton's most vibrant communities! This cozy condo is perfectly located just a block north of Jasper Ave and steps from the Brewery District, ICE District, U of A, Grant MacEwan, and Oliver Square. Enjoy the morning sun on your east-facing balcony in a smaller, well-kept complex with heated, secure underground parking. Inside, you'll find a spacious bedroom with a huge mirrored closet, a large dining area, a functional U-shaped kitchen, and convenient in-suite laundry. There's plenty of storage, both in-suite and down the hall. The condo features wide plank laminate flooring and is ready for your personal touch. Close to transit and all major amenities this condo will not disappoint.

Listing Presented By:



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Sterling Real Estate

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