



## 18204 93 Avenue 305 Edmonton AB

\$119,900

Investor Special! Dreamed of having a rental property but don't know where to start? Seasoned investor looking to add a turnkey door? Amazing opportunity to own one of the most affordable condos in Edmonton. Excellent tenants who have called this unit "home" for the last 18 years... and NEVER missed a payment! Seller retiring and looking for a new landlord who will honour and value these tenants long-term. 12 month lease w option to extend years. They want to stay long term. This inviting two-bedroom unit offers one main bath and one ensuite. The spacious living room features a balcony perfect for enjoying summer barbecues with North East views The kitchen is efficiently designed with generous storage and counter space, complemented by a separate dining area. Great location. Close to West Edmonton Mall, Misericordia Hospital, parks and transportation including future LRT. Well managed building! Pictures from recently sold unit 204. (mirror floorplan)

Listing Presented By:



Originally Listed by:  
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