



## 9336 JASPER Avenue 305 Edmonton AB

\$99,900

\*\*\* TOP Floor Downtown Condo Seeks New Owner To Call It Home \*\*\* If you're seeking an expensive high-rise unit downtown, this might not be for you Dear Buyer. But if you appreciate proximity to Roger's Place, Amenities, Shopping, Transit/LRT, and the River Valley, all wrapped up in an affordable walk-up development then this might be what you've been waiting for! Situated on Jasper Ave, "Louie Pointe" was designed and constructed in 2005 and features modern finishings and materials unlike the majority of other resale low rise condos in the downtown core. This unit, #305, features 1 Large Primary Bdrm w/ Walk-In Closet & 2pc Ensuite, plus another 4pc full bath, and private covered balcony. Plus, being top floor you have no neighbours above you. Take advantage of Edmonton's low vacancy rates, demand for newer modern rentals, and Louie Pointe's low property taxes and affordable condo fees. (Investor? There are SIX units currently available in this building. Package-deal is a possibility).

Listing Presented By:



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