



## 3835 107 Street 402 Edmonton AB

\$214,900

3 bed TOP FLOOR (private/quiet) w/INSUITE LAUNDRY: LG front-load washer/dryer. 2 PARKING STALLS (outdoor energized #'s 13 & 14). CONDO FEES ARE ALL INCLUSIVE: heat, electricity, water, snow removal, landscaping, contributions to Reserve Fund, & exclusive use of OUTDOOR POOL. 10 blocks from Southgate/LRT (Century Park). Ideal rental property; rent 2 bedrooms out to cover your costs & live in the 3rd for free. In June 2017 RENO's THROUGHOUT ALL COMMON AREAS of the building included: new carpeting, baseboards, paint, light fixtures, fire doors, lobby. Newer power line to complex. RENOVATIONS THROUGHOUT ALL UNITS in 2012 include: new windows, new balcony door, full kitchen (all cabinetry, counter-tops, light fixtures, flooring, updated appliances), new bathrooms (all cabinetry, counter-tops, light fixtures, flooring), laminate flooring. Large West-facing deck. Master has 2 separate closets and ensuite washroom. Large storage room in suite. Cats allowed, but no dogs. Taxes 2024 \$1,388.71.

Listing Presented By:



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