



12841 65 Street 408 Edmonton AB

\$69,500

HANDYMAN SPECIAL - ADD SOME NEW FLOORING IN THE BEDROOM, PAINT, BASEBOARDS... and this is an excellent INVESTMENT OPPORTUNITY to own or flip a 1 BEDROOM CONDO on the 4TH Floor, with a HUGE WEST FACING BALCONY. SECURE, CONCRETE BUILDING with Key fob Entrance & Camera Surveillance. ALL BASIC UTILITIES INCLUDED (electric, heat, water/sewer) for 384.25/month. Card Operated Laundry Rooms on Every Floor, Telus Optik is wired through the building so you can order the fastest internet available, & BELVEDERE LRT STATION just a couple blocks way! Large storage room too. Laundry Room on every floor. Street Parking with this unit but if you want a parking stall they are \$40/month when available from the property management company. Building has been well maintained over the years with a newer roof, boiler system, paint, lighting, security cameras, and new elevators (coming in 2025). Hard to find this good of a deal.

Listing Presented By:



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MaxWell Devonshire Realty

corey@coreymcewen.com
<http://www.coreymcewen.com/>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net