



## Edmonton Alberta

\$245,000

Investor & Business Buyer Alert! Prime central Edmonton location near MacEwan, NAIT, Royal Alex Hospital, Rogers Place, Chinatown, Italian Centre, Kingsway Mall, and major transit—ideal for long-term, student, medical-staff, or Airbnb rentals. This well-kept townhouse offers a bright bay-window living room, newer carpet, dining area, a functional U-shaped kitchen with pantry, main-floor laundry, and a half bath. Upstairs features three bedrooms, a 4-piece bath, and a 2-piece ensuite. Includes secure gated parking. Recent 2024/2025 upgrades: new hot water tank, furnace motherboard and thermostat, full toilet replacements with bidets. High-demand area with excellent cash-flow potential. Turnkey and ready for your portfolio. (id:6769)

Living room 350 m X 122 m

Dining room 2.39 m X 3.37 m

Kitchen 2.63 m X 3.29 m

Pantry 0.91 m X 1.51 m

Primary Bedroom 2.64 m X 4.16 m

Bedroom 2 2.87 m x Measurements not available

Bedroom 3 3.86 m X 2.43 m

Listing Presented By:



Originally Listed by:  
Rite Realty



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