



## Edmonton Alberta

\$148,800

No age restriction building - for all age. FIRST-TIME HOMEBUYERS & INVESTORS - DON'T MISS THIS! o Healthy reserve fund & 10-30 years of remaining life on major components (exterior/interior + U/G parkade) o Upgrades: New Refrigerator, New Moen kitchen faucet, modern shower head, sleek tile flooring o Spacious 1-Bedroom Layout w/ green view: Full bathroom, in-suite laundry, and extra storage room. Cozy gas fireplace in active working condition for winter warmth. o The unit is well-spaced from the neighbours. Exceptionally quiet w/ zero noise disturbance - offers an outstanding living experience. Private balcony (gas BBQ hookup included) with green views--perfect for summer relaxation. o Prime Location - Steps to Southgate Mall, LRT (direct to U of A), all levels of schools, and EPL library. o Building amenities: Fitness center, party/social room, wheelchair access, and visitor parking. o Ideal for first-time buyers or investors seeking a low-maintenance, well-located property with strong rental potential! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group



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