



## Edmonton Alberta

\$320,000

Steps to the U of A, Whyte Avenue and all amenities, this is prime gated location for professionals or students attending university. Perfect investment for parents with kids in university. Main floor with luxury vinyl plank flooring, a spacious living room with fireplace, dining room, 2 piece bath and laundry. Modern kitchen with stylish backsplash and granite countertops. Upper level has vaulted ceilings, 2 large bedrooms and a full bathroom. Yes, pets are allowed with board approval. Parking is heated underground #41. Condo fees are \$964/month and include heat and water. Great alternative to renting and subsidizing university costs for students. Walking distance to everything you need so no car is necessary. Grocery stores, quaint cafes, numerous restaurants and pubs on Whyte Avenue, U of A hospital, Mazankowski, Kay Centre and the U of A campus are just steps from this unit. Clean and well kept, this unit is unremarkably one of the best ones in the complex. Unit is secured inside locked gate. (id:6769)

Living room 3.93 m X 5.42 m

Dining room 3.04 m X 2.81 m

Kitchen 3.08 m X 2.14 m

Laundry room 2 m X 2.15 m

Primary Bedroom 3.96 m X 5.54 m

Bedroom 2 3.95 m X 4.01 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net