



## Edmonton Alberta

\$299,988

LOCATION! LOCATION! LOCATION! This Sought after one bedroom and den in University Plaza nestled close to the University and in the Garneau community. This unit has always been rented and a great opportunity for investors. This unit features: an open kitchen with eating bar, 3-piece main bath, 4-piece ensuite, and a den that is currently used as a bedroom, expansive master bedroom, laundry room, upgraded laminate flooring in bedrooms, dining room, and living room, and a balcony. Underground heated titled stall included. Located on 84 Avenue in the heart of the University area and community: Walking distance to the University and Hospital, walking distance to Whyte Avenue, shopping, arts, theatre, fitness, fine and casual dining and the river valley and its trails and parks. The University Plaza perfectly located and excellent for investment purposes. (id:6769)

Living room 2.64\*4.01

Dining room 2.18\*2.18

Kitchen 2.46\*2.49

Den 1.98\*2.90

Primary Bedroom 3.99\*3.43

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**RE/MAX ELITE**

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