



## Edmonton Alberta

\$86,000

Welcome to this well-maintained 1 bedroom condo located on the 2nd floor of Hollyburn Towers. This west-facing unit offers great natural light and a private balcony that extends your living space outdoors, complete with a convenient storage room. Inside, you will find a functional layout with laminate flooring throughout the main living area and a kitchen equipped with a built-in dishwasher. This well-managed concrete building features an on-site manager, laundry rooms on every floor, and security cameras in both the common areas and parkade. Condo fees include heat and water, providing excellent value. Please note, this is a no-pet building. Ideally situated within walking distance to the LRT, public transit, schools, and Londonderry Mall, with quick access to Yellowhead Trail and Wayne Gretzky Drive. An excellent opportunity for first-time buyers, students, or investors seeking affordability and convenience. (id:6769)

Living room 4.06 m X 4.31 m

Primary Bedroom 3.06 m X 3.54 m

Kitchen 2.52 m X 2.17 m

Listing Presented By:



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