



## Edmonton Alberta

\$199,000

Located steps from the University of Alberta and U of A Hospital, this fully renovated 1-bedroom, 1-bathroom condo is ideal for students, professionals, or investors. The unit features new vinyl plank flooring, a new modern kitchen, updated bathroom, and a spacious south-facing balcony. Inside, you'll find a bright living room, dining area, large bedroom, full 4-piece bathroom, and additional storage. The building offers on-floor laundry, an assigned parking stall, visitor parking, and convenient access to ETS, LRT, and bike lanes. Within walking distance to the University of Alberta, hospital, and vibrant Whyte Avenue, this location is unbeatable. Condo fees are \$476.72/month and include heat, water, electricity, building maintenance, and insurance. (id:6769)

Living room 3.95 m X 5.44 m

Dining room 4.08 m X 2.91 m

Kitchen 2.58 m X 1.91 m

Primary Bedroom 3.76 m X 4.37 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

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