



## Edmonton Alberta

\$240,000

This 2-bedroom condo directly across from NAIT is an ideal option for students, parents purchasing post-secondary housing, or investors seeking a low-maintenance rental opportunity. Built in 2009, it offers newer construction compared to many surrounding properties and features a private entrance, assigned parking, A/C, in-suite laundry, and bright open-concept living. The main floor includes a modern kitchen with stainless steel appliances, espresso cabinetry, ample counter space, and a spacious living/dining area opening onto a private balcony. A 2-piece bath and utility/storage room complete the level. Upstairs offers TWO generously sized bedrooms, a shared 4-piece bath, and in-suite washer/dryer. Walk to campus, transit, cafes, and everyday amenities in minutes. Seller is open to selling the unit fully furnished, offering a convenient turnkey option for the upcoming school year or a move-in-ready rental. Some photos have been virtually painted and staged to illustrate possible design options. (id:6769)

Living room Measurements not available x 4.1 m

Kitchen Measurements not available x 3.5 m

Primary Bedroom Measurements not available x

3.6 m

Bedroom 2 Measurements not available x 3.1 m

Listing Presented By:



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