



## Edmonton Alberta

\$65,000

AMAZING OPPORTUNITY for a 1 BEDROOM CONDO on the 3rd Floor, with some upgrades and a large west facing balcony. SECURE, CONCRETE, BUILDING with Key fob Entrance & Camera Surveillance. ALL BASIC UTILITIES INCLUDED (electric, heat, water/sewer) only \$356.50/month. Card Operated Laundry Rooms on Every Floor, Telus Optik is wired through the building so you can order the fastest internet available & BELVEDERE LRT STATION just a couple blocks way! This 1 Bedroom 1 Bath unit has MANY UPGRADES: KITCHEN CABINETS & COUNTERTOPS, STAINLESS STEEL Dishwasher & Hood Fan & white Fridge and Stove, CLOSET DOORS replaced, Laminate & Lino Flooring. BALCONY is 28 FEET LONG x 6 FEET DEEP... HUGE! Large storage room too. ALL BUILDING PARKING STALLS are on MONTH-TO-MONTH LEASE for \$40/month & must be arranged through Management Company (not included listed condo fee price). Very affordable living, and excellent investment opportunity. (id:6769)

Living room 4.05 m X 5 m

Dining room 2.03 m X 2.55 m

Kitchen 2.15 m X 2.46 m

Primary Bedroom 3.29 m X 4.22 m

Storage 2.27 m X 0.92 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.coreymcewen.com/>

**RE/MAX ELITE**

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