



## Edmonton Alberta

\$69,888

INVESTOR ALERT! HANDYMAN SPECIAL! Welcome to The Hargate, a northwest-facing corner unit offering 680 sq. ft. of potential in the heart of Oliver. Perfect for investors, renovators, or first-time buyers looking to build equity, this affordable one-bedroom condo features a functional layout with a spacious living room, practical kitchen, generous bedroom, and four-piece bathroom. While the unit requires updating, the location is hard to beat, just steps from downtown Edmonton, Rogers Place, the Brewery District, MacEwan University, the River Valley, shopping, restaurants, and public transit. Complete with a heated underground parking stall, laundry facilities on every floor, and condo fees that include power, heat, and water, this is a fantastic opportunity to add value in one of Edmonton's most walkable neighbourhoods. (id:6769)

Living room 3.58 m X 6.22 m

Dining room 1.37 m X 2.18 m

Kitchen 4.42 m X 1.7 m

Primary Bedroom 3.26 m X 3.65 m

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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