



## Edmonton Alberta

\$189,900

Bring Your Vision to Life! This spacious 850 sq.ft. condo offers a rare opportunity to customize a home in one of Garneau's most desirable concrete buildings. With flooring already removed and a functional, oversized layout, much of the work is done; creating the perfect blank canvas for your renovation ideas. The generous floor plan features a large living and dining area, spacious bedroom, in-suite laundry and storage, titled heated (oversized+best parking stall) underground parking, and a west-facing balcony. Buyers will immediately recognize the potential to transform this home into a modern urban retreat while building equity in a sought-after location. Located steps from the University of Alberta, University Hospital, Whyte Avenue, the LRT, and Edmonton's river valley trails. Whether you're an investor, professional, parent of a university student, or buyer looking to create your dream space, this is an exceptional opportunity to purchase below the cost of many renovated units and make it your own. (id:6769)

Living room 5.24 m X 4.17 m

Dining room 3.52 m X 2.92 m

Kitchen 4.31 m X 2.5 m

Primary Bedroom 3.17 m X 4.57 m

Listing Presented By:



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RE/MAX Real Estate

<https://www.iconicyeg.com/>



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