



## Edmonton Alberta

\$236,900

Are you an INVESTOR searching for a TURNKEY property completely outfitted? Looking to buy for kids going to UNIVERSITY? Wanting to live in the HEART of the CITY? You'll LOVE this prime downtown location with unbeatable access to the LRT--just minutes to the University of Alberta, LEGISLATURE, & RIVER VALLEY! This updated 1,115 sqft west-facing 2 bed, 2 bath condo offers excellent rental potential & long-term value. The spacious open-concept layout is bright & airy, with modern finishings (included!!), in-suite laundry, & ample living space. The oversized primary bedroom includes a 5pc ensuite, walk-in closet, & extra room for an office or seating area. Enjoy sunsets on the west-facing balcony with views of the river valley. Quiet concrete construction means peace & privacy for tenants. Plus, there's a fitness room & titled underground parking for added appeal. Whether you're adding to your portfolio or seeking a low-maintenance property in a high-demand area, this condo delivers. Don't miss out!! (id:6769)

Living room 12'7" x 23'8"  
Dining room 5'11" x 8'10"  
Kitchen 7'10" x 12'

Primary Bedroom 11'9" x 15'1"  
Bedroom 2 12'5" x 10'4"  
Laundry room 6'8" x 7'4"

Listing Presented By:



Originally Listed by:  
RE/MAX Professionals

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