



## Edmonton Alberta

\$72,500

UNDER 100K in a CONCRETE BUILDING on the 8TH FLOOR? YEP. 1 BEDROOM CONDO with upgrades & large EAST facing balcony. SECURE BUILDING with Key fob Entrance & Camera Surveillance. ALL BASIC UTILITIES INCLUDED (electric, heat, water/sewer) only \$337.33/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: BLACK MODERN KITCHEN CABINETS with pullouts & QUARTZ COUNTERTOPS, white appliances, Updated Lighting, Tile Flooring in Kitchen area and Bath, Gorgeous Vinyl Plank through the Living Room and Bedroom. Updated Bathroom tile tub surround, 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 4.03 m X 4.97 m

Dining room 2.54 m X 2.01 m

Kitchen 2.44 m X 2.14 m

Primary Bedroom 2.98 m X 4.28 m

Storage 1.66 m X 1.18 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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

**RE/MAX ELITE**

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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