



Edmonton Alberta

\$96,000

Presenting a modern, renovated top-floor unit that offers a unique opportunity in today's housing market. This large unit offers 720.66 sqft and features large vinyl windows & a balcony that provide an abundance of natural light. The spacious living room is well-suited for entertaining guests. A stylish, fully renovated bathroom is like the one in the catalogue. Additionally, there is a laundry room conveniently located on each floor. The unit includes an energized assigned parking stall. The monthly condo fee is \$499.24, including heat, water, common area insurance, contributions to the reserve fund and professional management. The property taxes for 2024 are \$844.40. Importantly, cats are allowed with board approval. This building's strategic location provides easy access to Grant MacEwan University, NAIT, NorQuest College, an LRT station, Royal Alexandra (id:6769)

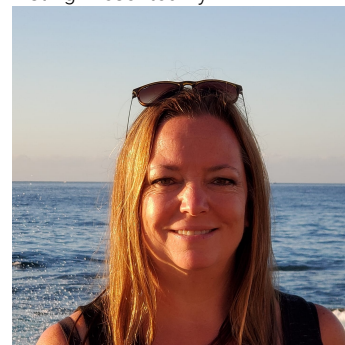
Living room 5.44 m X 3.52 m

Dining room 2.3 m X 2.57 m

Kitchen 2.3 m X 2.69 m

Primary Bedroom 5.44 m X 3.52 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<http://www.look4edmontonhomes.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)
homes4u@corinneoneil.com