



## Edmonton Alberta

\$199,900

3 bed TOP FLR (private/quiet) w/in suite laundry: LG front-load washer/dryer. 2 PARKING STALLS (outdoor energized #'s 13 & 14). Condo fees \$802.30/month ARE ALL INCLUSIVE: heat, electricity, water, snow removal, landscaping & exclusive use of OUTDOOR POOL. 10 blocks to Southgate Mall/LRT/Century Park. Ideal income property: rent 2 beds to cover your costs & live in the 3rd for free. Don't need both parking stalls? Rent one out for extra income! June 2017: Renos throughout all COMMON AREAS of the building include: new carpeting, baseboards, paint, light fixtures, fire doors, lobby. Newer power line to complex. UNIT reno'd in 2012: new windows, new balcony door, full kitchen (all cabinetry, counter-tops, light fixtures, flooring, updated appliances), new bathrooms (cabinetry, counter-tops, light fixtures, flooring). Entire roof and entire balcony replaced in 2022. Large West-facing deck. Primary has 2 closets & ensuite bath. Large storage room in unit. Cats allowed, but no dogs. Taxes 2024 \$1,388.71 (id:6769)

Living room 5.37 m X 3.64 m

Dining room 2.98 m X 2.27 m

Kitchen 2.13 m X 2.27 m

Primary Bedroom 4.41 m X 4.16 m

Bedroom 2 4.23 m X 2.72 m

Bedroom 3 4.23 m X 2.42 m

Listing Presented By:



Originally Listed by:  
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