



## 12412 161 Avenue 204 Edmonton AB

\$169,000

WONDERFUL INVESTMENT OPPORTUNITY. Business tenant in place that is interested in staying. THEY ARE PAYING 1700/ MONTH~!!! This second floor two bedroom condo is fabulous for first time buyers as well. Large living and dining room combo with corner wood burning fireplace and sliding door to the generously sized balcony. The kitchen has a pass through to the dining room, with loads of cupboards and counter space. The primary bedroom has a door that connects to the balcony for those early morning coffees. Great second bedroom with big closet. In suite storage room and 4 piece bath complete this unit. Pet friendly/board approved complex has been extensively renovated with new balconies, windows, patio doors and vinyl siding. Backing onto green space, close to public transit, shopping, schools, walking trails and restaurants. This is a great property!

Listing Presented By:



Originally Listed by:  
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