



## 11027 87 Avenue 301 Edmonton AB

\$284,500

AVAILABLE NOW! U of A neighborhood with access to the river valley parkway and just a 6 minute commute to downtown! Over 1200 square feet of space in this 2 bedroom 2 bathroom third floor unit. Master bedroom has a 3 piece ensuite and a wall of closet space. Spacious second bedroom. Combined living room and dining room allows for lots of furniture placement. Large west facing deck. Outdoor 5 x 7 storage unit off the deck. Paint is just drying and the new vinyl plank looks excellent. In suite laundry. Central A/C. Titled heated underground parking stall is included as well as 12 stalls of visitor parking. Book the main floor recreation room for larger events. NO MORE UTILITY BILLS! The condo fee covers everything - power, heat, water and building maintenance are all included! Whether its children going to the U of A, investment or river park living you are looking for, this condo is ideal. Building has a pool and spa but currently not in use. Close to Whyte Ave as well. Great area and an awesome condo.

Listing Presented By:



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