



10116 80 Avenue 308 Edmonton AB

\$248,500

PRIDE OF OWNERSHIP! 9' CEILINGS! IN-FLOOR HEATING! QUICK POSSESSION! STEPS TO WHYTE AVE!

Looking for URBAN LUXURY with quick access to the U of A, nightlife, restaurants, and public transportation?

This 1035 sq ft 2 bed, 2 bath well maintained unit shows a 10+, and is perfect for students, working professionals, or investors! A very secure building w/ newer gym equipment & underground heated parking leads to your 3rd floor suite. Greeting you are soaring 9' ceilings throughout the space, lovely tile entryway, and ample natural light throughout. Gorgeous maple cabinetry w/ granite countertops, separate dining space, & laundry / storage room for added value. Good sized living room w/ gas fireplace; terrific spot for Netflix marathons or studying for the big exam. Two large bedrooms, w/ the primary enjoying a 3 pce ensuite & walk through closet. Covered private deck for enjoying a nice glass of wine & relaxing after a long day. Condo fees of \$561.01 include heat & water / sewer, a must see in Ritchie!

Listing Presented By:



Originally Listed by:
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