



## 10812 115 Street 1 Edmonton AB

\$74,900

Take advantage of this fantastic opportunity to own a well-maintained main floor corner suite. This property features an open-concept floor plan with large vinyl windows that welcome in plenty of natural light. You will appreciate the generous countertop space, raised breakfast bar, and large pantry/storage closet. Throughout the suite, you will find ceramic tile and new vinyl plank flooring, along with fresh carpeting in the spacious primary bedroom. It includes one outdoor parking stall with a plug-in, as well as ample street parking. The building has been exceptionally maintained over the years and has a healthy reserve fund. Numerous building upgrades over the past decade including new mechanical, roof, flooring in common areas and more. The quiet location is ideal, just minutes away from Grant MacEwan, Royal Alexandra Hospital, Kingsway Mall, the Ice District, NAIT, and more. Ready for immediate possession and is ideal for any investor or first time buyer. Don't delay!

Listing Presented By:



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