



## Edmonton Alberta

\$246,900

Immaculate unit in Arbor at Avenue 83. Excellent location with walking distance to all amenities from Whyte Avenue and UofA as well as the beautiful walking trails of the Mill Creek Ravine. This 1 bedroom + den suite is bright and spacious with an abundance of natural lighting plus 9ft ceilings. Upgraded cabinets and quartz counters plus a smart open floor plan. The suite includes titled underground parking, title indoor storage, & Air Conditioning. The building features a rooftop patio as well. Sold Fully Furnished. An excellent revenue property with rent at \$2295/month until end of October 2025 (buyer to assume tenant). (id:6769)

Living room 3.58 m X 4.57 m

Dining room 3.57 m X 2.06 m

Kitchen 3.57 m X 2.06 m

Den 2.15 m X 2.07 m

Primary Bedroom 3.53 m X 3.7 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://theamyottegroup.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)