



## Edmonton Alberta

\$250,000

Investor & Business Buyer Alert! Prime central Edmonton location near MacEwan, NAIT, Royal Alex Hospital, Rogers Place, Chinatown, Italian Centre, Kingsway Mall, and major transit—ideal for long-term, student, medical-staff, or Airbnb rentals. This well-kept townhouse offers a bright bay-window living room, newer carpet, dining area, a functional U-shaped kitchen with pantry, main-floor laundry, and a half bath. Upstairs features three bedrooms, a 4-piece bath, and a 2-piece ensuite. Includes secure gated parking. Recent 2024/2025 upgrades: new hot water tank, furnace motherboard and thermostat, full toilet replacements with bidets. High-demand area with excellent cash-flow potential. Turnkey and ready for your portfolio. (id:6769)

Living room 350 m X 122 m

Dining room 2.39 m X 3.37 m

Kitchen 2.63 m X 3.29 m

Pantry 0.91 m X 1.51 m

Primary Bedroom 2.64 m X 4.16 m

Bedroom 2 2.87 m x Measurements not available

Bedroom 3 3.86 m X 2.43 m

Listing Presented By:



Originally Listed by:  
Rite Realty

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.