



## Edmonton Alberta

\$89,900

INVESTMENT OPPORTUNITY! Cash-flow property with responsible and quiet tenants! Located in the CENTRAL & CONVENIENT community of Queen Mary Park near downtown Edmonton. Walking distance to MacEwan University and Edmonton's light rail transit system (MacEwan Station), Kingsway Mall, Unity Square, and close to the Ice District, the Brewery District & Chinatown. This apartment features 2 good-sized bedrooms, a spacious living area, full 4-piece bathroom and an updated kitchen w/ dining space. The kitchen cabinets and countertops, paint, and flooring were renovated a few years ago. Included is a large closet in the main hallway and large windows in the home. Laundry room available in building! A designated parking stall is located next to the back door entrance for ease of use. Queen Mary Park is a mature neighborhood with beautiful tree-lined streets, a vibrant community and has quick and easy access to public transportation, schools and more. Convenient ETS bus routes: #901, #902, and on 107 Ave & 110 Street (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

<http://www.johnphoa.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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