



## 11255 31 Avenue 13 Edmonton AB

\$91,000

Fairways South in desirable southwest Edmonton offers this ground floor two bedroom, one bathroom suite close to the recreation centre featuring a beautiful indoor heated pool, modernized gym, daycare, on-site manager, tennis and basketball court. It comes complete with an assigned energized tandem stall so you can park two vehicles! The condominium fee includes heat, water, sewer, waste and electricity making for easier budgeting. Commercial grade laundry rooms on each floor operate by rechargeable swipe card with recharger located in recreation center office. The complex is beside an elementary school that features sports fields and a fun playground. Public transportation/ LRT is close by along with shopping plazas and easy access to trails leading to the river valley. Upgrades include windows, roofing, sidewalks, paving, pool room, gym and some piping. it is currently rented so you could assume the tenant and have this as a revenue property or buy for your self or family member and move in next year.

Listing Presented By:



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