

Edmonton Alberta

\$255,000

Perfect unit for investors! The long-term Corporate tenant would like to stay!! Fabulous low-rise condo complex in the very central, walkable neighbourhood of Empire Park with your choice of grocery stores including the Italian Centre & Superstore, various fast-food shops, coffee shops, restaurants, professional services, & public transit. The condo is lovely with 9 ft ceilings, vinyl plank flooring and a sunny SW exposure. A full bank of floor to ceiling windows, dressed with drop-down/pull-up blinds, overlook a serene courtyard and flood the front rooms with so much light. Open floorplan with an alley kitchen, raised eating bar, countertop stove and built-in convection oven. Two bedrooms, two full baths and ensuite laundry (washer a couple of months old). One underground titiled parking stall with a storage cage in front. And no need to worry when family and friends come to visit - there's an abundance of visitor parking out front!! Small pets allowed with board approval. A great place to call home! (id:6769)

Living room $6.1 \text{ m} \times 4.39 \text{ m}$ Dining room $3.29 \text{ m} \times 2.92 \text{ m}$ Kitchen $3.31 \text{ m} \times 2.44 \text{ m}$ Primary Bedroom 4.19 m X 3.74 m Bedroom 2 3.38 m X 3.04 m Listing Presented By:



Originally Listed by: Schmidt Realty Group Inc

http://www.schmidtrealtygroup.co

RF/MAXELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca