



8108 109 Street 203 Edmonton AB

\$239,888

PRIME investment opportunity in the heart of Garneau! Just steps away from the University of Alberta and all major amenities, this 905 sq. ft. unit is fullyturnkey. Located in a secure building with underground parking, the unit is located at the rear of the building, providing quiet and privacy from the mainroads. This bright corner unit features large windows that flood the space with natural light. It offers two spacious bedrooms, including one with an adjacent 4-piece ensuite, a second 3-piece renovated bath, and a cozy living room with a gas fireplace. The entire unit is fitted with luxury vinyl tiling. Ample storagespace is available, including a large laundry/utility closet. This unit also comes with air conditioning. Forced air heat and water are included in condo fees. Don't miss out on this exceptional opportunity!

Listing Presented By:



Originally Listed by:
Real Broker

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