



Edmonton Alberta

\$164,500

Quick possession!! This unique 2nd-floor condo in the highly sought-after community of Patricia Heights is a rare find and perfect for both investors and first-time buyers. Featuring a unique two-story walk-up layout, this bright and open home offers three spacious bedrooms, 1.5 renovated bathrooms, and oversized living areas that provide plenty of room to relax and entertain. The abundance of storage and a full-length balcony off the dining area add both convenience and charm. The location is unbeatable--steps from the upcoming Meadowlark LRT, only 15 minutes to the University of Alberta, with direct central access to downtown, and just minutes from West Edmonton Mall. Outdoor enthusiasts will appreciate the proximity to some of the city's best river valley trails. Combining lifestyle, space, and excellent income potential, this condo is an opportunity you won't want to miss. (id:6769)

Living room 7.32 m X 3.56 m

Dining room 2.75 m X 2.94 m

Kitchen 3.43 m X 2.81 m

Primary Bedroom 4.88 m X 3.73 m

Bedroom 2 3.77 m X 3.01 m

Bedroom 3 2.74 m X 3.73 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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