



## Edmonton Alberta

\$120,000

Priced to Sell! Location! Location! This large 3rd floor, 843 sq ft 2 bedroom, 1 bath condo unit is within walking distance to Grant MacEwan University, Rogers Place, the infamous Ice District and other amenities such as shopping, banking, restaurants (Oliver Square & the Brewhouse District) and public transit. With rich laminate & new vinyl plank flooring throughout (no carpet!), warm paint tones to match most decor and rich cherry real wood kitchen and bathroom cabinets, this unit offers it all. Large west facing balcony for all those summer bbqs & sunset watching. Also great size insuite storage closet for those seasonal items. Laundry facilities on the same floor. Many upgrades to the building within the last 2 years (water heater, boiler, sewer lines, windows, balcony doors). Great unit for students, 1st time buyers and/or as a revenue property. (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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