



## 10116 80 Avenue 311 Edmonton AB

\$249,900

Investment Opportunity with Tenants on a Lease in Desirable Ritchie! Looking for urban luxury with quick access to the University of Alberta, restaurants, and public transportation? This 1041 sq ft, 2-bed, 2-bath condo with 2 parking stalls is perfect for students, professionals, or investors! The secure building features a gym and underground heated parking. This 3rd-floor suite welcomes you with soaring 9' ceilings, maple cabinetry with a raised island, a separate dining space, and a laundry/storage room. The living room features a gas fireplace, and there are two large bedrooms. The primary bedroom boasts a 3-piece ensuite and a walk-through closet. Relax on the covered private deck with gas line for your BBQ. With condo fees of \$591.01 covering heat, water, and sewer, you'll be living the high life in Ritchie—because who wouldn't want to be "Ritchie" in such a great neighborhood?

Listing Presented By:



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