



Edmonton Alberta

\$234,900

A low-maintenance, HIGH-DEMAND condo perfectly positioned for LONG-TERM RETURNS. This third-floor corner unit offers TWO BEDROOMS plus a DEN with a bright, open layout and SOUTH-WEST FACING balcony--features that consistently attract quality tenants. Durable upgrades including GRANITE countertops, STAINLESS STEEL appliances, SOFT-CLOSE CABINETS, MODERN LIGHTING, and built-in bedroom storage help minimize turnover and maintenance costs. Pet-friendly policies further strengthen rentability. Rare value-adds include TWO TITLED PARKING stalls (one underground, one surface) plus a storage cage, boosting both cash flow potential and resale appeal. Located STEPS FROM RECREATION FACILITIES, close to SHOPPING, and minutes to the LRT, this property sits in a PROVEN RENTAL CORRIDOR with consistent demand. Ideal for investors seeking stable income, strong tenant appeal, and LONG-TERM APPRECIATION, this turn-key opportunity requires minimal effort while delivering dependable performance in a growing urban market Today! (id:6769)

Living room 14'7 x 9'8

Dining room 9'5 x 7'8

Kitchen 8'6 x 8'1

Den 11'2 x 8'8

Primary Bedroom 12'5 x 10'1

Bedroom 2 10'1 x 9'0

Laundry room 4'0 x 4'0

Storage 4'6 x 3'2

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.edmontonsells.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.