



## Edmonton Alberta

\$215,000

Investor alert! Welcome to The Imperial, a well-managed, concrete built, pet-friendly condo comes with 2 HEATED UNDERGROUND STALLS & is perfectly located in the heart of Wihkwentowin (formerly Oliver). This 2 bed, 2 bath unit offers an open-concept layout with 9ft ceilings that consistently appeals to professional tenants, students. The spacious balcony with gas BBQ hookup adds outdoor living. The open kitchen overlooks the living space, perfect for modern lifestyles and entertaining. The split-bedroom floor plan enhances privacy and rental flexibility, with a generously sized primary bedroom offering a walk-through closet and 4-piece ensuite, and a second bedroom located across the unit next to the second full bath. Additional features include heated floors, in-suite laundry, new flooring & fresh paint. Unbeatable walkable location just steps to Jasper Ave, minutes from the Ice District, Brewery District, Grant MacEwan, public transit, and the river valley and U of A are a quick commute away. (id:6769)

Living room 4.72 m X 6.23 m

Dining room Measurements not available

Kitchen 4.4 m X 2.8 m

Primary Bedroom 3.9 m X 3.2 m

Bedroom 2 3.5 m X 3.1 m

Laundry room Measurements not available

Listing Presented By:



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<http://realtyninedmonton.com/>

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