



## 10625 83 Avenue 404 Edmonton AB

\$189,000

This top-floor corner suite boasts a prime location near the University of Alberta, the University hospital, and the trendy Whyte Avenue, well known for its nightlife. The suite has seen recent renovations and features high end finishes like hardwood floors, porcelain tiles, new electrical systems, new trim and crown moldings, as well as new baseboards. The modern bathroom includes a jetted tub, while the expanded custom kitchen comes with stainless steel appliances, granite countertops, and a detailed backsplash. The unit features in-suite laundry currently operating a combo European style washer/dryer. The condo fees cover all utilities including electricity. The building itself has seen extensive renovations, including a new fire alarm system, boiler, windows, common areas, and roof, ensuring a high standard of living and long-term value. Most similar buildings are coming up to a point of needing to have major components replaced and/or repaired. This building has had all that work completed.

Listing Presented By:



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