



## Edmonton Alberta

\$222,750

Great opportunity for investors or first-time buyers. This top-floor unit in desirable Heritage Valley Town Centre comes with tenants who wish to renew in June, offering a seamless, turn-key investment. The suite includes a spacious kitchen with ample cabinetry and counter space, an open living and dining area, a large den, two bedrooms, and two full 4-piece bathrooms. Enjoy a large covered balcony overlooking the nearby park and an underground heated parking stall in a prime spot right beside the elevator. Close to the International Airport, Anthony Henday, South Edmonton Common, transit, and shopping—an unbeatable blend of convenience and value. (id:6769)

Living room 4.27 × 3.28

Dining room 2.10 × 1.70

Kitchen 2.56 × 2.83

Den 3.09 × 2.04

Primary Bedroom 3.31 × 2.99

Bedroom 2 3.59 × 2.70

Laundry room .93 × 0.98

Enclosed porch 3.05 × 3.40

Listing Presented By:



Originally Listed by:  
Sable Realty

**REMAX Elite**

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