



## Edmonton Alberta

\$149,950

Welcome to this TOP FLOOR condo offering incredible value in a central Edmonton location! Enjoy the added comfort of no neighbours above you along with vaulted ceilings that create a bright, open feel you won't find in lower units. This home is completely move-in ready and being sold fully furnished, including beds, desk, TV, and everything currently inside--perfect for first-time buyers, students, or investors looking for a turnkey rental. The unit also comes with a tandem parking stall, providing convenient parking options. Located in the heart of Parkdale, you're within walking distance to everyday essentials including grocery stores, restaurants, cafes, and shopping along 82 Street. Transit is easily accessible, making commuting simple and efficient. Just minutes from Concordia University of Edmonton, close to Northern Alberta Institute of Technology, and a short drive to University of Alberta, this location is ideal for students and investors alike. Affordable, convenient, and fully (id:6769)

Living room 13'11 x 11'7

Kitchen 12'0 x 10'4

Primary Bedroom 10'11 x 11'7

Bedroom 2 10'1 x 13'3

Listing Presented By:



Originally Listed by:  
CIR Realty

**REMAX Elite**

**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.