



11255 31 Avenue 75 Edmonton AB

\$84,900

The open-concept layout of this topfloor unit creates a welcoming and spacious atmosphere. The cozy living room features access to a covered balcony, perfect for relaxing outdoors. The generously sized kitchen offers ample space and seamlessly connects to the dining area. There are two well-sized bedrooms, a full bathroom and one assigned parking stall. The condo fees covers all utilities, including electricity, heat, water, waste, and sewage. The complex offers a wealth of amenities such as onsite management and daycare, as well as outdoor tennis and basketball courts, a gym, and an indoor pool. Security cameras provide an added layer of safety, and investors have the option to participate in a rental pool. The property is nestled among vast green spaces and is conveniently located near Southgate Mall and South Edmonton Common. Additionally, it is just minutes from Century Park Transit Station, offering easy access to the entire city.

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