



# 11265 31 Avenue 9 Edmonton AB

\$91,000

Fairways South in classic southwest Edmonton offers this ground floor two bedroom, one bathroom suite with recreation centre featuring a beautiful indoor heated pool, modernized gym, daycare, on-site manager, tennis and basketball court. The condominium fee includes heat, water, sewer, waste and electricity. Commercial grade laundry rooms on each floor operate by rechargeable swipe card with recharger located in recreation center office. The complex is beside an elementary school that features sports fields and a fun playground. Public transportation/ LRT is close by along with shopping plazas and easy access to trails leading to the river valley. Formerly upgraded oak cabinets, flooring and baseboards. Complex upgrades include windows, roofing, sidewalks, paving, pool room, gym and some piping. Currently rented, assume the tenant and have this as a revenue property or buy for your self or family member and move in next year. Bring your tools and talents to do TLC. Faces courtyard east for morning sun.

Listing Presented By:



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