



## 8304 107 Street 9 Edmonton AB

\$250,000

Check out this newly renovated, 2-bedroom condo nestled in a serene building mostly occupied by owners! Situated on the top floor, this corner unit boasts exceptional tranquility and privacy. With newer vinyl windows on 3 exterior walls, natural light floods the space, accompanied by refreshing summer breezes. The modern suite features the kitchen, dining area, living room, 2 bedrooms, a 3-p bath, in-suite laundry, and an assigned parking stall for added convenience. Select furnishings are negotiable, ensuring a seamless transition into your new home. It has an array of amenities including restaurants, bars, cafes, farmers market, and is just blocks from the River Valley trails and close to downtown and the University of Alberta. An exceptional investment for university students, it presents the advantages of ownership over renting, promising both comfort and financial prudence. Located in the heart of Edmonton, near the lively Whyte Ave, this condo offers 24-hour fun.

Listing Presented By:



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