



## Edmonton Alberta

\$179,999

PRIME INVESTMENT OPPORTUNITY! Directly across from MacEwan University, this spacious 1,012 sq ft condo is the ultimate find. Perfectly positioned for students and professionals alike, you are steps away from Rogers Place, the Ice District, Jasper Ave, and the LRT. For nature lovers, Edmonton's stunning River Valley is just a short walk or scoot away. This unit is a turnkey win for investors, featuring reliable tenants with a lease already secured until August 31, 2026, guaranteeing immediate cash flow. The suite offers an abundance of in-suite storage, a rare luxury for downtown living. Plus, enjoy the convenience and security of a titled, heated underground parking stall, a fireplace and a private courtyard for entertaining. Whether you're looking to grow your portfolio or secure a future residence in the city's vibrant core, this property delivers. Unbeatable location, excellent transit access, and a layout that maximizes every square foot. Don't miss out on this exceptional downtown asset. (id:6769)

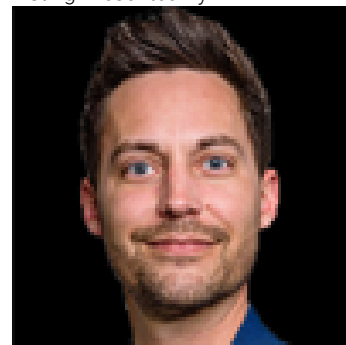
Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX ELITE**

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