



## Edmonton Alberta

\$119,000

PRIME LOCATION in TOP OF THE VALLEY 18+, with a spectacular view of the River Valley, Victoria Golf Course & more. SELLER WILL PAY 6 MTHS of CONDO FEES ON CLOSING. Meticulously maintained CONC bldg. RENTAL POTENTIAL. 1 bed, 1 bath, IN SUITE storage room. Patio Doors to your SW facing lg balcony, NW windows flood the UNIT with light, and allows for great air flow in the warmer mths. NEWER water proof flooring from After Eight Flooring, NEWER paint. AMENITIES include LOTS of VISITOR parking at back of building, a SOCIAL ROOM, EXERCISE Room, Steam Sauna, Bike storage and FREE LAUNDRY in a pleasant space. Lease for U/G parking space (PAID IN FULL) until May 31, 2027., Buyer can extend. WALKABLE near the Promenade, RIVER VALLEY, Victoria Golf Course, Safeway, access to 124 ST and all it has to offer, restaurants, shopping, Oliver Square, transportation and the new LRT going in on 104 Ave. CONDO FEES INC ALL utilities: electricity/water/sewer/heat. On site Caretaker Monday - Friday. (id:6769)

Living room 18'6" x 19'7"

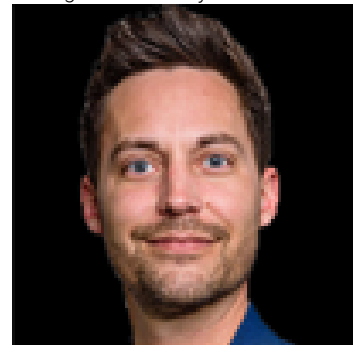
Dining room 8'4" x 7'4"

Kitchen 7'7" x 7'2"

Primary Bedroom 15'2" x 11'1"

Storage 4'1" x 5'11"

Listing Presented By:



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**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

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