



## Edmonton Alberta

\$120,000

Welcome to this bright and inviting 17th floor condo in the heart of downtown Edmonton, offering incredible convenience & investment potential. Located in a short-term rental friendly building, this well-designed unit is perfect for investors, students, first-time buyers or anyone seeking a low-maintenance urban lifestyle. The functional layout maximizes every square foot & includes the convenience of in-suite laundry! Enjoy being steps from Rogers Place, nightlife, all amenities & Edmonton's River Valley trail system. With direct indoor access to the LRT, commuting is effortless in every season. Convenient access to the University of Alberta, NAIT, Grant MacEwan University & downtown's business district makes this an ideal location for both owners & tenants alike. Whether you're looking for a move-in-ready downtown home, a long term rental or an Airbnb investment property, this condo offers the perfect blend of convenience, lifestyle income potential in Edmonton downtown! (id:6769)

Living room 4.29 m X 3.03 m

Dining room 1.62 m X 2.8 m

Kitchen 2.17 m X 2.81 m

Primary Bedroom 2.5 m X 2.36 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.rachelfung.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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