



## Edmonton Alberta

\$139,900

\*\*\*GOLDEN OPPORTUNITY\*\*\* They say Location Location Location is how you win in real estate. And this TOP FLOOR unit at Golden Ash Apartments definitely checks that box, being walking distance to the University of Alberta, Whyte Ave, and Edmonton's spectacular River Valley. But it also has Affordable Affordable Affordable written all over it! CONSIDER: Low condo fees (which include heat and water). Low property taxes. With current interest rates, you could own this unit for less than you'd rent it for! WHO IS THIS FOR?: Great question. If you're a first-time buyer tired of paying rent, and need quick access to amenities and ETS / LRT, this is a great option. If you're a parent of a student attending University for a few years, why pay tuition PLUS room/board fees in residence when you can build equity and have a future rental property? If you're an investor, this is arguably one of THE BEST locations in the entire city. New laminate flooring. Freshly painted. Private balcony. This one is MOVE IN READY! (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available

Primary Bedroom Measurements not available  
Storage Measurements not available

Listing Presented By:



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MaxWell Challenge Realty

<http://www.empowerrealestategroup.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com