

**13, 11219 103A Avenue NW  
Edmonton, Alberta**

**MLS # A2276939**



**\$185,000**

**Division:** NONE

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Multi Level Unit, Attached-Up/Down

**Size:** 915 sq.ft. **Age:** 1971 (55 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 555

**Basement:** Other

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** RM

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters, Storage, Vinyl Windows

**Inclusions:** none

Affordable downtown Edmonton living in this non-smoking 2 story condo which has 2 bedrooms, 1 bathroom and 900 sq ft of living space in the heart of Wihkwentowin (formerly the Oliver district in Downtown Edmonton). This low-rise building accommodates 25 units in total. On the main floor is the kitchen, dining area, spacious living room leading out to the balcony, coat closet and storage room. The 2nd floor has two generous bedrooms (the main bathroom has a walk in closet) and a 4 piece bathroom. The condo has laminate flooring with vinyl in the kitchen. Recently upgraded 3 pane windows. The unit entrance is on the 3rd floor of the building and has an East facing balcony. The building is professionally managed and is within walking distance to ALL amenities including Grant MacEwan University, The Brewery District, Major shopping and Restaurants. 4 blocks from Jasper Avenue and a short stroll to the fabulous Rogers Place and the Ice District where you can take in an oilers game and many of the events held at this location. (future underground LRT). One assigned parking stall. Great addition to an investors portfolio!