



**305, 10838 108 Street NW
Edmonton, Alberta**

MLS # A2318648



\$129,888

Division:	Central Mcdougall		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	Zone 08
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Location, Location, Location! Perfect for investors, First-Time Buyers, Students, or Professionals. This bright and inviting TOP-FLOOR 1-bedroom unit features a cozy wood-burning fireplace, in-suite washer and dryer, storage room, parking, and numerous updates throughout. Recent improvements include new light fixtures, door headers, doors, a custom barn door, fridge, washing machine, thermostat, switches, and plugs. Ideally located just minutes from MacEwan University, NAIT, Royal Alexandra Hospital, Kingsway Mall, Rogers Place, the Ice District, Brewery District, and Downtown Edmonton. Enjoy excellent access to public transit, LRT, shopping, dining, and entertainment. A fantastic opportunity to own in a highly desirable central location with strong RENTAL appeal! This is an opportunity you won't want to miss.