# \$149,900 - 112 6103 35a Avenue, Edmonton

MLS® #E4425659

#### \$149,900

2 Bedroom, 1.50 Bathroom, 1,017 sqft Condo / Townhouse on 0.00 Acres

Hillview, Edmonton, AB

PRIME INVESTMENT! 11+ year Elderly tenant wants to stay and is currently paying \$1,250/month. This two-storey 1,017 sq.ft. 2 bedroom, 1.5 bathroom south-facing unit is like a basement-less townhome but INCLUDES HEAT & WATER in the condo fees. The property is quite original, but the tenant has lovingly treated it as their home. The main floor has a spacious living room, dining area, larger kitchen, and half bathroom. The second floor has a huge primary bedroom, large second bedroom, full bathroom, and a 52 sq.ft. in-suite storage room. There is a second entrance into the hallway to the shared laundry, and it is a quiet building. Nestled close to amenities, transit/LRT, and more, how can you ask for a better investment for your portfolio?



#### **Essential Information**

MLS® # E4425659 Price \$149,900

Bedrooms 2

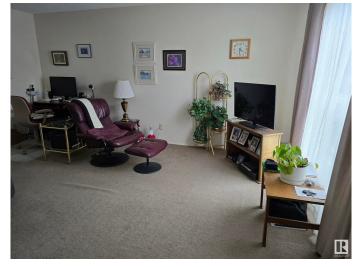
Bathrooms 1.50

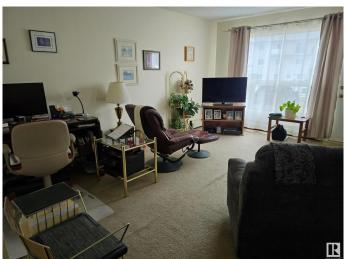
Full Baths 1

Half Baths 1

Square Footage 1,017 Acres 0.00







Year Built 1978

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Multi Level Apartment
Status Active

## **Community Information**

Address 112 6103 35a Avenue

Area Edmonton
Subdivision Hillview

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 1G7

#### **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor,

Storage-In-Suite

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric

Heating Baseboard, Water

# of Stories 4

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, No

Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 27

Zoning Zone 29 Condo Fee \$475

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 9:33am MDT