

## \$139,000 - 2545 116 Street, Edmonton

MLS® #E4401208

**\$139,000**

1 Bedroom, 1.00 Bathroom, 674 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Fantastic investment opportunity in the heart of Blue Quill's charming and family-friendly neighborhood! Nestled within this vibrant community lies a pristine one-bedroom apartment, offering not just a cozy living space but also a promising source of income. With a potential rental yield of \$1125 per month, this clean and well-maintained unit promises a steady return on investment. Enjoy the convenience of easy access to the LRT and nearby shopping centers, ensuring high tenant demand and minimal vacancy rates. Don't miss out on this chance to elevate your investment portfolio in a sought-after locale where comfort and profitability converge seamlessly.

Built in 1977

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4401208          |
| Price          | \$139,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 674               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2545 116 Street |
| Area        | Edmonton        |
| Subdivision | Blue Quill      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 3Z7         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 3   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, See Remarks                                      |
| Exterior Features | Airport Nearby, Park/Reserve, Schools, Shopping Nearby |
| Roof              | See Remarks  |
| Construction      | Wood, See Remarks                                      |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2024 |
| Days on Market | 341              |
| Zoning         | Zone 16          |
| Condo Fee      | \$428            |

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