

## \$146,900 - 112 6103 35a Avenue, Edmonton

MLS® #E4425659

**\$146,900**

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?

Built in 1978

### Essential Information

MLS® #	E4425659
Price	\$146,900
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	44

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 27th, 2025 at 6:17am MDT