\$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

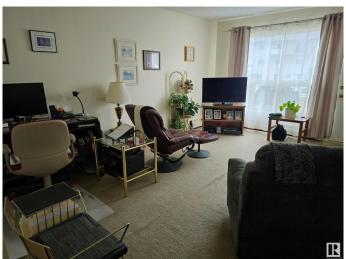
Full Baths 1

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 22

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 5th, 2025 at 7:47am MDT