

## \$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 | 53               |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$475   |

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Listing information last updated on May 6th, 2025 at 8:47am MDT