

## \$89,800 - 421 10616 156 Street, Edmonton

MLS® #E4428342

**\$89,800**

1 Bedroom, 1.00 Bathroom, 484 sqft

Condo / Townhouse on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Why rent when you can own for less? This well-maintained, move-in-ready condo is perfect for first-time buyers or investors. Enjoy a hassle-free, lock-and-go lifestyle with minimal upkeep. The property features a spacious bedroom, a 4 pce bathroom, parking stall & balcony. A comfortable living space, offering modern neutral tones & a perfect balance of convenience and comfort. Located in a desirable area, this condo provides easy access to major roads, public transit & a variety of local amenities. You'll find nearby parks, shops, cafes, & restaurants, ensuring you're never far from entertainment and daily essentials. The tenant is happy to stay, making this an excellent option for investors looking for immediate rental income.

Reasonable condo fees include all utilities and long term tenant is paying \$1150 & wishes to stay! Whether you're starting your homeownership journey or adding to your investment portfolio, this condo is an opportunity you won't want to miss.

Built in 1970

### Essential Information

MLS® # E4428342

Price \$89,800

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	484
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	421 10616 156 Street
Area	Edmonton
Subdivision	Britannia Youngstown
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2S1

### **Amenities**

Amenities	Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 29th, 2025
Days on Market	152
Zoning	Zone 21
Condo Fee	\$369

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