

## \$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 | 169              |
| Zoning         | Zone 21          |
| Condo Fee      | \$369            |

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