



A11859704 SEFMLS© 2025



Price: \$244,000			MLS Number: A11859704			Condo / Town Home		
8701 Wiles Rd Unit 305, Coral Springs, Florida 33067 USA								
Beds: 2			Baths: 2			Living Area: 984		
Unit: 305			HOA Fees: \$639			Year Built: 1992		
Community: EDGEWATER CONDO						Subdivision: EDGEWATER CONDO		
Elementary School: Coral Park						Junior High: Forest Glen		
High School: Coral Springs								

ABOUT THIS PROPERTY

For a savvy investor, this priced-to-sell condo is a must-see! This 2-bedroom, 2-bathroom unit offers 989 sq ft of comfortable balcony with a serene tree canopy view. The unit is equipped with modern stainless steel appliances and an in-unit washer and cameras. The property has no rental restrictions and is already tenant-occupied, providing immediate rental income.



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