



## Edmonton Alberta

\$275,000

Handyperson Special in a SWEET LOCATION!! Backing onto a huge greenspace that boasts a DAYCARE and Catholic ELEMENTARY SCHOOL this house offers opportunity to some looking for a major home renovation project. Just a short drive to West Edmonton Mall and the Whitemud freeway - Lymburn is a well known family community with great schools, shopping and restaurants all very nearby! Priced WELL BELOW THE ASSESSED VALUE this 995 Square Foot (above grade) bungalow needs to be loved in a big way but if you have what it takes to build equity then this could be the house for you. Newer fencing on both sides of the yard. Future carport is possible but not a full garage. Brick fireplace. Three bedrooms up. Enjoy a south facing backyard. Located on a lovely street. There is some water in the basement and the house and appliances are to be taken AS IS. (id:6769)

Living room 4.4 m X 3.71 m

Dining room 2.68 m X 2.48 m

Kitchen 4.05 m X 4.78 m

Primary Bedroom 3.22 m X 3.9 m

Bedroom 2 2.53 m X 2.78 m

Bedroom 3 3.25 m X 2.41 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca