



Edmonton Alberta

\$449,000

SWEET RITCHIE LOCATION! This **UPGRADED & ADORABLE** 2 bed/1 full bath home is finished top to bottom and is a **LOVELY PLACE TO LAND**. 1537 SF TOTAL LIVING SPACE. Sitting on a large corner lot (42' X 130' or 508 M2) enjoy large **BACK & FRONT YARDS** - the south facing backyard boasts a massive raspberry patch, plum trees & strawberries. The front north facing yard is so private and cool on those hot summer nights. 3/4 of the entire yard has newer 6' fencing. **SO PRIVATE**. The kitchen boasts a New Stove & Dishwasher (2021). Natural light floods into the house from every angle. **CLOSE TO EVERYTHING** - including 4 Corners (ICE CREAM & SHOPS!) & MILL CREEK RAVINE - with trails connected to the city at large. Amazing location. **THE HOUSE IS UPGRADED WITH:** Basement renovation with 2 framing & Rockwool Insulation & LVP (2024), HIGH EFF'T FURNACE/HOT WATER TANK (2024), SHINGLES (approx.2019), 100 AMP PANEL (Approx. 2013). Insulated garage - never have to plug in the car. **UNREAL opportunity! LIVE, RENT or RE-DEVELOP!** (id:6769)

Laundry room 2.58 m X 3.35 m

Recreation room 4.45 m X 3.26 m

Utility room 2.25 m X 2.03 m

Living room 4.88 m X 3.56 m

Dining room 2.83 m X 3.51 m

Kitchen 2.91 m X 4.26 m

Primary Bedroom 3.39 m X 2.87 m

Bedroom 2 2.83 m X 3.61 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



Royal

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