



## 10817 108 Street Edmonton AB

\$319,700

Welcome to this BEAUTIFUL 2-storey home situated on LARGE 50'x150' LOT in Central McDougall. This charming home sits on a HUGE LOT just walking distance to downtown Edmonton and all of its amenities! There are mature trees lining the street providing a SERENE view! As you enter, you'll immediately notice the NATURAL LIGHT filling the living area from the AMAZING PICTURE WINDOW! Dining room is adjacent, and the kitchen is QUAIN and has TONS of CHARACTER! Main floor also hosts a FAMILY ROOM & SUNROOM - PERFECT for relaxation OR entertaining friends/family! Head upstairs to find the PRIMARY BEDROOM as well as 2 ADDITIONAL BEDROOMS, DEN, & 4pc BATH! Basement hosts a LARGE, 4th BEDROOM, 2PC BATH, LAUNDRY, RECREATION ROOM, STORAGE SPACE, & UTILITY ROOM! The EXPANSIVE BACKYARD has a fire pit and mature trees and is easy to maintain! It also provides access to the SINGLE GARAGE DETACHED! This unique find is definitely worth viewing, and with a little bit of vision, it could definitely become your NEW OASIS!

Listing Presented By:



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