



## 10922 65 Avenue Edmonton AB

\$474,702

PARKALLEN CLASSIC.....SO CLOSE TO THE UNIVERSITY.....SO MANY UPGRADES OVER THE LAST FEW YEARS.....IN-LAW SUITE IN THE BASEMENT.....4 BEDROOMS....YOU CAN FEEL THE CHARM....~!WELCOME HOME!~ This BEAUTY features three bedrooms UP, FULL LOCK OFF FOR THE BASEMENT. Kitchen boasts dark wood cabinets, sleek concrete countertops, and stainless steel appliances. Original hardwood floors and charming coved ceilings add a touch of character throughout. The basement offers even more living space with a spacious bedroom, bathroom, kitchen, and living room, complete with a separate entrance--perfect for guests or potential rental income. SO MANY UPGRADES the last few years, including newer roof with 35-year shingles, extra insulation, and new eavestroughs, new sewer line, new double car garage with Huge parking + vinyl windows and exterior doors. The furnace and hot water tank were replaced in 2008, and the property has 100 amp electrical. buy now, live, and the area is doing nothing but getting more demand:~!)

Listing Presented By:



Originally Listed by:  
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