



# 11231 95A Street Edmonton AB

\$325,000

SO000 many upgrades have been done to this house, well above what is expected: New 3/4" copper city waterline, sewer line, and back water valve in 2019, plumbing with manifold system & rapid shut offs at all fixtures, and top of the line insulated garage door in 2020, new Swedish steel roof on the house & garage, electrical panel & upgraded service, Dricore under flooring with glue down LVP, commercial fire rated drywall on basement ceiling, and mildew resistant drywall on walls in 2021, and fence, gutters/eaves/soffits, and PolyLevel injection in the garage pad in 2022. This 2 bedroom + den (can easily have a door added for a 3rd bedroom upstairs) is so spacious and still has some of the vintage traits which make it stand out. Plus there is a grandfathered legal 1 bedroom suite in the basement with a modern kitchen, large living room, bedroom, and laundry room. Located down the street from a school, and just off of 111 Ave, taking transit or working downtown is a breeze. Come see this lovely home!

Listing Presented By:



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