



## 11311 122 Street Edmonton AB

\$350,000

FORGET the BURBS! Location and home all wrapped up in one BEAUTIFUL bundle ON A 46 BY 150 LOT PERFECT FOR REDEVELOPMENT !This wonderful upgraded home sits on a FANTASTIC large private lot, on a gorgeous tree-lined street, while BACKING ONTO a public green space and off-leash area and bike trail. With a total of 3 large bedrooms, 2 baths, a rejuvenated kitchen and a fully finished basement, it is MOVE-IN ready. Modernized with every effort to preserve the character of the home while upgrading features to make it comfortable, energy efficient, and affordable for a family or professional couple starting out. Upgrades include: newer shingles, newer he furnace, and new h20 tank, STUNNING master ensuite, newer windows, and a maintenance free vinyl exterior. Fenced yard is also host to an oversized, insulated NEWER garage PLUS... there is RV parking. Stroll to 124 street shops, restaurants, farmers market or the "Rocket Park", a popluar playground and tobogganing hill for children!

Listing Presented By:



Originally Listed by:  
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