



## 11838 47 Street Edmonton AB

\$197,500

Very cute and cozy home. Original owner homestead house, raised bungalow on two 25 x 124 ft lots. Solid, well built home has been very well maintained over the years, pride of ownership is obvious. Laminate flooring throughout the main. Basement has large windows, two bedrooms, rec room area plus a large storage room. Electrical upgraded to 100 amp. Mid efficiency furnace and hot water tank. Shingles approximately ten years old, sewer line replaced three years ago. Large yard with concrete patio, parking pad and oversized triple bay detached garage plus storage. There is a furnace in the garage but not hooked up or guaranteed to be working. Lots are suitable for infill, two "skinny" homes or a side by side duplex, zoned RF3. Great buy!



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