



# 11913 63 ST Edmonton AB

\$329,900

FANTASTIC OPPORTUNITY for First Time Home Buyers and Savvy Investors. This gem is located right next to a schools, park and a few blocks away from LRT, a convenient access to yellowhead trail and Wayne Gretzky drive, 4 min to Expo centre. The home offers 2 large bedrooms above grade and 2 good sized rooms in the basement, This fully renovated bi level Home was built in 1995 and is ZONED RF3! Some of the many features include HARDWOOD and CERAMIC flooring, OAK kitchen, Brand new paint on both the floors, New kitchen countertop and newer appliances. The basement is partially finished with bathroom rough in for future LEGAL SUITE development as this home also has a SEPERATE ENTRANCE to the basement. The yard features lush greenery, an apple tree with mature trees providing ample shade for those warm summer days. Some pictures are virtually staged.

Listing Presented By:



Originally Listed by:  
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