



## 12220 77 Street Edmonton AB

\$275,000

Excellent opportunity for first time investor or for affordable family living. SEPARATE BASEMENT ENTRY, FAMILY ROOM, SECOND KITCHEN, SECOND BATH. Close to public transit, shopping and schools. Remodelled basement with large windows - (like living on main floor). New Architectural shingles 2022, R60 attic insulation 2020, mid-efficiency furnace 2010, 100 Amp copper wiring, dishwasher 2020, deck 2017, fence 2017, Developed basement serves well as in-law suite for current family members. Excellent long term tenants that have maintained the property well and would like to stay. Lease till Aug.31, 2024. Earlier possession by accepting tenants can be accommodated. Keybox at front with separate keys to basement.

Listing Presented By:



Originally Listed by:  
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