



## 12236 104 Street Edmonton AB

\$299,900

Welcome to this charming 1 1/2 story in Westwood, waiting for a new family to call it a home. This home is fully upgraded, featuring hardwood and tile flooring, newer kitchen cabinets, and a gas stove. The practical floor plan includes 3 bedrooms, a spacious kitchen with a gas stove, front living room, dining room/den, and a separate mud room with basement access. Additional living space is found in the basement's family room, with tons of storage and room to build more living space or perhaps a basement suite. Entertain or relax on the two-tier deck with a gas BBQ line, and huge fenced yard ideal for gardening with a raised garden bed, flower beds, and a mature apple tree. Large 2 car detached garage, and parking pad gives you plenty of room for parking and storage. High-efficiency furnace and HWT, along with newer shingles, and blown-in insulation (2013). Conveniently located with swift access to LRT, NAIT, and Kingsway, this home is a must-see for families and investors alike.

Listing Presented By:



Originally Listed by:  
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