



## 12314 102 Street Edmonton AB

\$349,900

Fantastic opportunity for a 1st time home buyer or investor in sought after Westwood! A spacious front foyer opens to the living/dining rooms which are bright & open & feature hardwood floors! The kitchen, primary bedroom, 4 pc. bath & laundry complete the main floor. The upper level boasts 2 very spacious bedrooms. The separate entrance to the basement leads to a totally renovated living area with a chef's dream kitchen, bedroom, 3 pc. bath & its own laundry. This very well maintained home has undergone extensive recent upgrades including shingles, exterior & interior paint, furnace, HWT, S/S appliances, new plumbing, some flooring, W/I basement shower & landscaping. The 23' x 25.5' garage is insulated/drywalled, has 220V, trenched in gas line, high ceilings & heavy-duty work bench... perfect for any hobbyist, woodworker, or car enthusiast. This home is nestled on a tree lined street, close to Downtown, NAIT, schools & playgrounds. The large lot is zoned RF3 & has RV parking.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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