



## 13208 102 Street Edmonton AB

\$439,000

This is an excellent opportunity to own a RF4 zoning bungalow for self-use or as an income property with immense potential for future re-development. This property has gone through a complete facelift providing a refreshing look. It features a big lot and a big backyard of more than 7,000 sq ft, a big living room, dining room, three big bed rooms upstairs and a fully developed basement with a side entrance for easy conversion into a second basement suite with 2 existing big bedrooms and a full bath. There have been tons of upgrade and replacement in place including 30-year lifelong roof replaced in 2013, all windows replaced in 2015. Single garage attached. The prime location is right in a famous school zone, including elementary, junior high schools and senior high school, all within walking distance. Amenities close by include Northgate Mall, North Town Mall, banks, swimming pool, T&T, No Frill, Superstore, YMCA and bus stop at the next door, you name it. Come take a look and you wont be disappointed.

Listing Presented By:



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