



## 13308 123 Street Edmonton AB

\$347,900

Formula Investor Friendly Property or Equity builder home for the handy owner, Seller will consider carrying short term financing (30-60 Days) while painting, flooring etc. Door jams have been removed, front and primary bedroom windows need to be replaced, (got to love tenants), Private rear door entry down into basement, kitchen in basement, fully fenced backyard great for our 4 legged friends, nice size detached garage that needs shingles, property still under the \$400K mark, with a few tweaks here and there you might realize some good value up near the \$400K level, Property can be activated with multiple profit centers with great cash flow potential.

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

heath.gorgichuk@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net