



13415 124A Street Edmonton AB

\$310,000

OPPORTUNITY KNOCKS. Build your own equity & benefit from a built in mortgage helper. Zoned RF4 with a separate front entrance down to the future basement suite, two power meters and one gas meter. The main level has original hardwood flooring in the living room and dining room, ample kitchen, full bath and 3 bedrooms. The basement has a living room, roughed in kitchen area, 2 bedrooms and full bath. The basement also has large windows, separate mechanical area, furnace (2012). Spacious fenced yard and double detached garage. Super location across from a senior's complex and walking distance to Kensington Park, schools and close to shopping and public transit. This property has the potential to be a real money maker as a revenue property or mortgage helper. Cosmetic updating required on both levels. Roof is 5 years, windows on main & basement are vinyl with exception of living room.

Listing Presented By:



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