



## 14436 65 Street Edmonton AB

\$449,000

This solid bungalow is perfect for growing families, first time homeowners & investors alike! So much potential throughout this 3 bed, 1205sqft home in the sought after neighborhood of McLeod! Incredible location, minutes from the Henday & Yellowhead, this home is too good to miss! Upon entering, you are greeted w/ a huge living room, 3 BEDS and 1.5 Bath on the main floor. Basement has a 2 BED LEGAL SUITE WITH KITCHEN AND 3 PC BATH, SHARED LAUNDRY. Heated Double Oversized detached garage w/an insulated door, room for RV parking under the carport & huge back yard for summer BBQ's! Walking distance to Londonderry Mall & Londonderry Leisure Center, multiple schools, massive north side trail system, minutes drive to Victoria Trail, LRT Station & Clareview Rec Centre! With New Furnace, Hot water tank, Roof, Windows, flooring, paint, vanities, legal basement Don't miss it!

Listing Presented By:



Originally Listed by:

MaxWell Devonshire Realty

anshulgupta.0043@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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