



2513 149 Avenue Edmonton AB

\$239,000

Backing onto a large greenspace, this half duplex has a nice fenced yard with a large deck and lots of privacy. The home has 3 bedrooms, 1.5 baths and a very spacious Primary Bedroom with 2 windows and large closets. It is well maintained, and has a nice layout on the main floor. There is a large dining area with a big window overlooking the backyard and the living room is ample with plenty of room to relax and enjoy! Downstairs is ready for your development with a wide open area and with the utilities and laundry tucked off to the side which makes for a much easier basement development plan. Hot water tank was replaced in 2016 and the furnace is mid efficiency. Investors please note that tenants are willing to stay, and have been there for 10 years, so it would be an easy beginning to investment property ownership. Either way, don't miss out on this opportunity for an affordable home with a nice location close to transit, schools and shopping, and only a few minutes away from the Henday.

Listing Presented By:



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