



## 3421 49 Street Edmonton AB

\$325,000

Are you sitting down? This house sits on a 903m<sup>2</sup> lot! Perfect buy for a first time home owner who doesn't mind putting in some sweat equity. Great potential in this 2+2 BR, 2 BA bi-level on a nice family oriented street in Minchau. Tons of natural light flows into the living space upstairs. Kitchen and eating area also bright light coming in from 2 windows. Great layout with potential to renovate with open concept great room. The upper level bathroom had the tub replaced by walk-in shower in 2013. Some big ticket items which have been updated include new roof in 2017, new vinyl windows in 2013, new furnace 2013 and newer hot water tank. This leaves the buyer with the opportunity to focus on cosmetic upgrades! Side door leads out to large back yard with parking pad for 2 cars accessible by the back paved lane. Imagine what you could do with the yard of 903m<sup>2</sup>: garage, garden, play area, trampoline, gazebo. Ideas unlimited! Central location, close to Grey Nuns Hospital, parks, schools and other amenities.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

melody@melodykilbank.com  
<http://www.melodykilbank.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)