



## 3707 10 Avenue Edmonton AB

\$325,000

Located on a charming street in the desirable Crawford Plains community, this lovely home offers an abundance of promising potential. Situated on a sizeable lot with mature trees and a sunny southwest facing yard, this property features recent improvements including: newer roof shingles, newer windows on the main floor, hot water tank, furnace, and air conditioning. All updates noted are under 10 years old. The current floor plan provides limitless possibilities with three bedrooms, a 2pc ensuite and 4pc bathroom upstairs. The large unfinished basement, with separate side entry, makes this the ideal footprint for someone looking for an investment opportunity. Conveniently located near all of Millwood's sought after amenities; shopping, schools, and within walking distance to Crawford Plains park, this treasure is not to be missed. Welcome home! \*Home sold as-is/where is with no representations or warranties.\*

Listing Presented By:



Originally Listed by:  
Real Broker

[alexine@thebureauyeg.com](mailto:alexine@thebureauyeg.com)  
<https://www.thebureauyeg.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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