



## 3806 85 Street Edmonton AB

\$279,900

This home offers a wonderful opportunity to gain some sweat equity. Nearly 1000 sq ft bungalow on a large lot with several updates including a new high efficient furnace, tankless hot water system, roof, and windows, all completed in 2019. There are 3 bedrooms upstairs and a separate entrance to the basement, which has a partial kitchen and could easily be converted to a legal suite. There is also a new concrete pad in the front and a massive back yard, plus green space across the street. Your personal touch on cosmetic finishes make this home a wonderful opportunity for a home and/or investment property.

Listing Presented By:



Originally Listed by:  
Real Broker

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