



## 6618 110 Street Edmonton AB

\$424,900

Set on a quiet, tree-lined street, this property offers a great starter or investment opportunity. Sitting on a 45x140 lot, the house features two bedrooms upstairs & self-contained renovated in-law suite with one bedroom downstairs, along with a common laundry area. Nice features on the main including gas fireplace, renovated bathroom. Upgrades have been made to the property, including all new windows, shingles & furnace (2019), 100 amp service, insulation in the attic, eavestroughs, hot water tank, & plumbing. Additionally, weeping tile and sump pump have been installed for added convenience. The west facing yard is fully fenced and includes a single detached garage. Incredible area south of the university with easy access to amenities & major arteries.

Listing Presented By:



Originally Listed by:  
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