



## 8014 163 Street Edmonton AB

\$369,900

If you were waiting to get a chance to live in Elmwood, the wait is over! A bit of work will make this affordable wonderful home your own dream home. Three bedrooms up with two extra in the basement. Two bathrooms. Smaller kitchen but there is a dining area. Over the years, the windows have been upgraded - including basement regress - along with the furnace, tankless hot water, central air conditioning and siding. Newer heated garage has 220 wiring for your projects. Very nice yard with the best large apple tree in the neighborhood. No more driving kids to school!! This home backs on to three district schools and is close to shopping as well as the Meadowlark and WEM. Medical and Hospital services are very convenient. Soon access to the LRT! All the amenities with a wonderful older neighborhood setting ... quiet, large trees, wide boulevards and minimal traffic. This home is an excellent opportunity and will not be for sale long.

Listing Presented By:



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[progressiverealty.kk@gmail.com](mailto:progressiverealty.kk@gmail.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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