



## 9 Brightbank Avenue Stony Plain AB

\$314,750

Are you looking for a cozy starter home or an investment opportunity? This inviting 4-bedroom house with a den is perfect for you! Located in a friendly older neighborhood, this home sits on a huge lot that offers plenty of space for outdoor activities, gardening, or even future expansions. With 2 bathrooms, there's enough room for everyone in the family to get ready in the morning without rushing. The inside has great bones, so with a little TLC (tender, loving care), you can make this house truly shine. Imagine customizing the space to fit your style! This home is not just for families. It's also a fantastic option for rental property. The four bedrooms and spacious layout make it appealing to potential tenants, ensuring that you can enjoy a steady rental income if you choose to invest. Don't miss your chance to own this fantastic home with tons of potential! Whether you're starting out or looking to invest, this property could be the perfect fit for you. Come see it today & envision the possibilities!

Listing Presented By:



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