



Edmonton Alberta

\$319,000

Once in a while, a fantastic opportunity like this comes along! This beautifully updated Bi-Level half duplex in Canora offers incredible value and convenience. Featuring a newer vinyl exterior, fresh paint, and a modern interior, this home shines inside and out. The renovated kitchen boasts granite countertops, and the bathrooms have been stylishly upgraded. Enjoy a spacious living room with a cozy wood-burning fireplace. With 3 bedrooms, 2 full baths, and a large partially finished basement with a separate entrance, there's great potential to develop it into a secondary suite or create additional living space. The fenced backyard has room for a future garage with alley access. Ideally located near the future LRT station yet tucked away in a quiet, mature neighborhood close to 149 Street's best restaurants, schools, and amenities. Easy access to Downtown, West Edmonton Mall, Whitemud Drive, and Anthony Henday makes this a smart investment and a perfect first home. (id:6769)

Primary Bedroom 3.9 m X 3.14 m

Bedroom 2 3.88 m X 2.58 m

Bedroom 3 3.14 m X 2.49 m

Laundry room Measurements not available

Living room 5.86 m X 3.89 m

Dining room 2.56 m X 2.45 m

Kitchen 3.31 m X 2.58 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.realtyedmonton.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.