



## Edmonton Alberta

\$425,000

Perfect starter home or investment property in the desirable community of Allendale. This south-facing beautiful home has recently undergone substantial renovations, is ready for its new owners. The main floor is flooded with natural light and features a spacious living room, two decent-sized bedrooms, and a completely updated 4-piece bathroom. A separate back entrance leads to the basement, which offers a second kitchen, a spacious rec room, an additional bedroom, and a 3-piece bathroom. The basement presents a great opportunity for an investor or a first-time buyer looking to reduce their expenses. Nestled on a tranquil street, this home provides quick access to downtown, Whyte Ave, the U of A campus, major schools, and public transportation. Don't miss out on this opportunity - act now! (id:6769)

Bedroom 3 3.91 m X 2.71 m

Second Kitchen 3.91 m X 2.59 m

Laundry room 2.75 m X 3.49 m

Recreation room 3.91 m X 7.85 m

Living room 8.25 m X 6.24 m

Kitchen 3.45 m X 3.39 m

Primary Bedroom 3.59 m X 3.62 m

Bedroom 2 3.46 m X 3.52 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate

**RE/MAX ELITE**

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