



## Edmonton Alberta

\$345,000

Great and affordable starter home/investment property. Perfectly located in a popular and convenient neighbourhood in south central Edmonton only steps from Southgate Mall, major LRT/bus station, short distance to multi-level schools & Confederation Leisure Centre (indoor swimming pool & ice arena, outdoor tennis courts and sports fields). Bright & spacious living room, nice family eat-in kitchen with upgraded countertop and plenty of painted cabinetry. Upper floor features spacious Primary bedroom, 2 nice sized bedrooms and a full bath. Nice basement has large rec room, bedroom, full bath, full tiled floorings & possible separate entry. Recent upgrades include roof shingles, paint, vinyl plank, carpets, plumbing & light fixtures & more. Plenty of on-site parking, exceptional easy access to U of A campus, Downtown, WEM, International Airport & all major roadways. Excellent value. (id:6769)

Bedroom 4 2.16 m X 3.28 m

Recreation room 2.65 m X 3.96 m

Living room 4.66 m X 4.17 m

Kitchen 3.37 m X 4.14 m

Primary Bedroom 3.07 m X 3.77 m

Bedroom 2 3.07 m X 3.12 m

Bedroom 3 2.63 m X 3.09 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



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