



## Edmonton Alberta

\$349,900

DOWNTOWN LOCATION - 2.5story home featuring 2 shared living spaces with kitchen & bathroom, and a separate living space on the top floor. 10 bedrooms in all: 4bdrms on main flr, 5bdrms on 2nd flr, and 1bdm on 3rd floor. Each floor has exterior door exit to deck/stairs facing residential and street view. Basement contains laundry & utilities, plus rooms used for storage. 8ft tall fenced back yard with vehicle gate access, and iron gate & fence on front yard. \*comes with face recognition security system, fire alarm system, updates like newer furnace & ongoing updates/renos throughout\* \*owner has bus licence\* Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby. DON'T MISS OUT on this investment opportunity! (id:6769)

Kitchen 2.2 m X 1.7 m

Bedroom 2 3.4 m X 2.2 m

Bedroom 3 3.4 m X 2.7 m

Bedroom 4 3.2 m X 2.3 m

Bedroom 5 3.3 m X 2.6 m

Primary Bedroom 3.6 m X 3.5 m

Bedroom 6 3 m X 2.4 m

Second Kitchen 2.2 m X 1.8 m

Additional bedroom 8.2 m X 2.9 m

Bedroom 2.8 m X 2.7 m

Listing Presented By:



Originally Listed by:  
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