



## Edmonton Alberta

\$385,000

Looking for a large CORNER LOT? Dreaming of redevelopment, or ready to take on a renovation project and make a house your own? This could be the one! This custom-built, original-owner home could use a bit of TLC, but offers endless potential. With a newer roof, updated windows, furnace & hot water tank, plus a DOUBLE ATTACHED GARAGE, you're already off to a great start! The unique split-level layout features a bright living room and a solid kitchen and dining space. Upstairs, you'll find 3 bedrooms and a 5pc bathroom. The lower level offers a family room and SECOND KITCHEN, while the middle level includes a spacious bedroom, additional bathroom, and access to the garage. Outside is where this property really shines! Beyond the deck, the expansive side yard offers tons of space, mature shrubs and trees, and plenty of room to let your imagination run wild. Whether you're an investor or simply looking for a place to make your own, you'll love the location just one block from Sakaw School! (id:6769)

Recreation room 4.52m x 3.51m  
Second Kitchen 3.21m x 3.45m  
Primary Bedroom 4.66m x 3.36m  
Living room 4.71m x 3.72m  
Dining room 4.65m x 3.21m

Kitchen 3.43m x 2.75m  
Bedroom 2 4.73m x 2.86m  
Bedroom 3 3.56m x 3.64m  
Bedroom 4 4.73m x 2.87m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**RE/MAX River City**

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