



## Edmonton Alberta

\$215,000

Calling Investors & Starter Home Buyers! This single detached house situated in the convenient location with only minutes to public transp/schools/shopping/Royal Alex Hospital/downtown/97 st/Yellowhead trail & all amenities. Main floor boasts 871 sf greets you with good-sized living room & dining area. White-color Kitchen cabinets. 2 bedrooms and a 4 piece bathroom. Plus additional upper floor attic space of 237 sf (not full height). Basement is laundry area & utility room, not full height ceiling but the extra spaces could be use as storage room. Front & rear enclosed porches with large deck overking to landscaped & fenced yard. Back alley access for high potential future garage build. Upgrades within 5 years: vinyl plank floorings/painting/kitchen cabinets/backsplash tiles/quartz counters/plumbing/electrical/high efficiency furnace & 5 tele-posts in the basement supporting the main beam. Don't miss out on this great opportunity to make this house YOURS! (id:6769)

Laundry room Measurements not available

Utility room Measurements not available

Living room 3.77 m X 3.34 m

Dining room 4.06 m X 1.87 m

Kitchen 4.1 m X 2.31 m

Primary Bedroom 4 m X 2.43 m

Bedroom 2 3.81 m X 2.91 m

Mud room 2.71 m X 1.88 m

Loft 5.29 m X 2.65 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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