



## Edmonton Alberta

\$216,888

Calling All Investors & First-Time Home Buyers! Great opportunity to own this charming single detached home conveniently located just minutes to public transit, schools, shopping, Royal Alex Hospital, downtown, 97 Street, Yellowhead Trail, and all amenities. The main floor offers 871 sq ft featuring a bright living room, dining area, white kitchen cabinetry, 2 bedrooms, and a 4-piece bathroom. Additional upper attic space of 237 sq ft (not full ceiling height) provides extra flexibility for storage or hobby use. The basement includes laundry & utility areas. Enjoy the front and rear enclosed porches plus a deck overlooking the landscaped and yard. Back alley access offers excellent future potential for garage development. Upgrades completed within the last 6 years include vinyl plank flooring, fresh paint, kitchen cabinets, backsplash tiles, quartz countertops, plumbing, electrical, high-efficiency furnace, and 5 teleposts added in the basement for main beam support. Don't miss this opportunity to make t (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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