



## Edmonton Alberta

\$525,000

ATTENTION INVESTORS/ DEVELOPERS/ FIRST TIME BUYERS! PRIME LOCATION in PARKALLEN!! Within walking distance of U OF A, WHYTE AVE, and BELGRAVIA LRT STATION. This 1486 Sq Ft 1.5 Storey home is sitting on a quiet tree lined cul-de-sac 46 x 130 lot. Located just 8 minute walk to Belgravia LRT station, 20 min walk to University of Alberta campus, 10 minute walk to Whyte Ave shops, cafes, and restaurants. The main floor of this features the living room, dining room, kitchen with main floor laundry, a 4 pc bathroom, and a main floor bedroom. The upper level has 2 good sized bedrooms. The basement features a 4th bedroom, games room, a 3 pc bathroom, and the mechanical room. Large size backyard with a single detached garage. Most recent upgrades in this home include: NEW SEWER LINE (2024), Furnace, HWT, new dishwasher, and new washing machine. Perfect home for first time buyer, investor, and a prime location for developers. (id:6769)

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net