



## Edmonton Alberta

\$550,000

Prime McKernan Location with Endless Potential! This charming 1,600 sq. ft., two-storey home on a 48x130 lot is just blocks from the University of Alberta and the LRT--perfect for investors, developers, or anyone ready to add their own personal touch. The main floor features a functional kitchen with a cozy breakfast nook, a dining area, and a living room with a brick-facing gas fireplace, plus a main-floor bedroom and full 3-piece bathroom. Upstairs, you'll find three more bedrooms, including a primary suite that's ready to become your private retreat. The finished basement adds a spacious recreation room, an extra room, a second full bathroom, laundry, and plenty of storage space. Outside, the backyard is shaded by mature trees and has a southwest-facing deck ideal for relaxing or entertaining. Close to the Saville Community Sports Centre, Hawrelak Park, and all the shops along 109th Street, this home is a rare find with so much potential in a fantastic location! (id:6769)

Bedroom 5 2.82 m X 1.97 m

Recreation room 3.83 m X 9.28 m

Laundry room 1.96 m X 1.73 m

Utility room 3.73 m X 3.1 m

Living room 5.02 m X 6.25 m

Dining room 3.42 m X 3.26 m

Kitchen 3.8 m X 3.2 m

Bedroom 4 3.03 m X 3.09 m

Primary Bedroom 5.18 m X 6.16 m

Bedroom 2 3.63 m X 3.24 m

Bedroom 3 3.82 m X 3.33 m

Listing Presented By:



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Exp Realty



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