



Edmonton Alberta

\$260,000

INVESTOR ALERT IN THE HEART OF ALBERTA AVENUE WITH INCREDIBLE VALUE, FLEXIBLE LIVING SPACE & ENDLESS POTENTIAL! This 1,370 SQ.FT. 2-storey home is the perfect opportunity for investors, renovators, or buyers looking for their next project. Situated on a mature tree-lined street in the vibrant Alberta Avenue community, you'll enjoy quick access to downtown, NAIT, Kingsway Mall, schools, parks, shopping, restaurants, and transit. Set on a generous 120' x 33' lot, this property also features a single detached garage and a separate rear entrance. Inside you'll find 3 bedrooms, 3 full bathrooms, spacious living and dining areas, a bright front sunroom, and a second kitchen upstairs. The basement provides additional living space with a large rec room, 3-piece bathroom, laundry, and plenty of storage. Bring your vision; this is a fantastic opportunity to renovate and maximize the potential of this centrally located property! (id:6769)

Recreation room 3.35 m X 6.01 m

Utility room Measurements not available

Living room 3.41 m X 3.51 m

Dining room 3.39 m X 3.37 m

Kitchen 2.92 m X 3.61 m

Bedroom 3 3.4 m X 2.34 m

Primary Bedroom 4.35 m X 2.72 m

Bedroom 2 3.32 m X 2.74 m

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.