



Edmonton Alberta

\$345,000

RAISED BUNGALOW WITH RENO or REDEVELOPMENT POTENTIAL IN WOODCROFT! 52' x 140' corner lot with ALLEY ACCESS. This 3 bedroom/2 bathroom home has a very likeable layout, with spacious living room (hardwood still good!) and kitchen that is open to sunny dining area. Basement offers secondary suite potential with a 4th bedroom, a wide open family room and future kitchen area. Yard has a single detached single car garage that is close to back door. PROPERTY NEEDS WORK, but some big ticket items have been done including; 100 AMP ELECTRICAL PANEL, NEWER ROOF and NEWER SEWER LINE ('21). Whether you're a renovator, investor, or buyer looking to build equity, this is a smart opportunity to renovate, rent, hold, or build new. Steps away from the TELUS World of Science and the STUNNING NEW Coronation Park Sports and Recreation Centre. A 'gas-saving' short commute to Downtown Edmonton and University of Alberta, 5-min walk to 3 schools, Westmount Mall, Plaza, Bus Terminal, Library & more! Property is being SOLD AS-IS. (id:6769)

Living room 4.95 m X 4.01 m

Dining room 3.11 m X 2.5 m

Kitchen 3.11 m X 2.88 m

Primary Bedroom 3.6 m X 3.36 m

Bedroom 2 3.6 m X 2.36 m

Bedroom 3 3.44 m X 2.4 m

Family room 3.89 m X 7.67 m

Bedroom 4 3.32 m X 3.75 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<http://ianwest.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.