



Edmonton Alberta

\$249,900

Perfect starter home or investment. Cozy 5bdrm home here in Parkdale! Main floor has a large living room/dining area, kitchen, 2 bedrooms and a full bathroom. Downstairs has a separate entrance and holds another 3 bedrooms a full bathroom, plus the laundry room. Yard is partially (mostly) fenced, but is open out back, serving well as ample parking space (RV, motorcycle, or visitors), especially with the stadium nearby, parking is always nice to have! 2 storage sheds incl. UPDATES INCL: new vinyl plank and carpet upstairs, laminate downstairs. newer paint/ trim, shingles, vinyl windows, painted exterior. This home has all you need! Basement currently used as a 2nd living space for a guest, with the separate entrance, it's quite cozy! Located just steps to the stadium for football games/ concerts, Commonwealth Rec Centre, LRT station, near Nait, Grant Macewen & Royal Alex. Schools, groceries, restaurants are all a short walk away. short cab ride downtown. QUICK SALE & TURNKEY POSSIBLE - DON'T MISS OUT. (id:6769)

Bedroom 3 4 m X 3.1 m

Bedroom 4 4 m X 3.1 m

Bedroom 5 4 m X 2.3 m

Laundry room Measurements not available

Living room 4 m X 4.8 m

Dining room 2.6 m X 1.8 m

Kitchen 3.6 m X 2.3 m

Primary Bedroom 4 m X 3.5 m

Bedroom 2 3.6 m X 2.4 m

Listing Presented By:



Originally Listed by:
Local Real Estate

<https://www.realtybykatie.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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