



Edmonton Alberta

\$449,800

Original owner, 3 + 2 bedrooms, 2 full baths home with usable double car garage in mature, sought after neighborhood of Malmo Plains. Property has been lovingly cared for throughout the years with upgrades and improvements as needed. Recent updates include hot water tank (2024), boiler (2021), shingles (10 years) and some newer windows. Excellent redevelopment or holding property for investor or young family looking to get into a highly rated neighborhood before prices in neighborhood increase when the new Stollery Children's hospital is built. Property is situated on a quiet street with fantastic new developments including park, schools, services and amenities close by. Quick access to Whitemud, Calgary Trail, Univeristy hospital, U of A main campus and south campuses and 2 LRT main transit terminals at U of A South campus Saville Sports Centre and Southgate Mall. (id:6769)

Family room 7.55 m X 4.11 m

Bedroom 5 3.95 m X 2.94 m

Bedroom 6 3.29 m X 2.78 m

Laundry room 5.84 m X 3.78 m

Living room 4.32 m X 4.3 m

Kitchen 3.35 m X 2.5 m

Primary Bedroom 3.65 m X 3.2 m

Bedroom 2 2.91 m X 2.62 m

Bedroom 3 3.17 m X 2.55 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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