



Edmonton Alberta

\$269,900

This adorable single-family home is waiting for your personal touch and yard love. Re-done in 2007, you can easily call this 2 bed, 1 bath property on a 33x 120 lot your next investment or home. Charming west-facing front veranda, both the front entrance and bathroom (with clawfoot tub) feature slate tile, Maple hardwood flooring + kitchen cabinetry, stainless appliances, a water filtration system, and 100-amp service. New roof + shingles 2024, HWT 2023, and newer windows that let in plenty of natural light. Laundry is in the boot/coat room on the back porch. Outside, an insulated single detached garage + RV parking provides ample secure parking and storage, alongside a gardener's dream yard with room to grow whatever your heart desires. The basement is ready for drywall and development if you so choose. Conveniently located on a picturesque tree-lined street within walking distance to transportation, shopping, coffee shops, the arts community, and vibrant Little Italy. (id:6769)

Living room 5.74 m X 3.72 m

Kitchen 3.73 m X 3.61 m

Primary Bedroom 3.47 m X 3.11 m

Bedroom 2 3.1 m X 2.77 m

Laundry room 3.09 m X 2.62 m

Listing Presented By:



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Royal Lepage Arteam Realty

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



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