



## Edmonton Alberta

\$325,000

Welcome to this 3 bed, 2 bath home in Newton! This well-maintained property offers outstanding versatility for homeowners and investors alike. The 820 sq ft main floor features two bedrooms, a spacious living room, a bright kitchen, and a 4 Pc bath, with an efficient gas fireplace creating a warm and inviting atmosphere. The fully developed non-legal basement suite provides complete secondary living space, including a kitchen with fridge, sink, and microwave, a family room with electric fireplace, a third bedroom, a 3 Pc bath, and a shared laundry/utility room. Recent upgrades include a new roof and new sewer line, offering peace of mind for years to come. Outside, enjoy a fully fenced backyard with established gardens, planters, and productive Saskatoon and raspberry bushes, plus an unheated garage for convenient vehicle storage. Excellent walkability with transit just 60 m away, a 12-minute bus ride to Coliseum LRT, and close proximity to parks, shopping, and a popular Portuguese bakery. (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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