



## Edmonton Alberta

\$295,000

Rare find and one of a kind character home with 1,410 sq ft 4 bedroom, 3 bathroom 2 storey home with a double detached garage located in Alberta Ave neighborhood. Once you step into this home you would not know it was built in 1912. The main floor has a large livingroom, dining, room, 2 bedrooms, and a 4 piece bathroom. The upper level has 2 bedrooms, 4piece bathroom and a second kitchenette and lots of windows for alot of natural light. The home is very solid for its age and the basement is partially finished. The home has a newer furnace, hot water tank, shingles and more. This home is great for the investor of first time buyer that would like to rent out a couple of rooms. Rent out both the upper and main floor and build equity. Alberta Avenue is a neighborhood that is going through alot of revitalization with newer homes and redevelopment projects making it very attractive for years to come. This is a good central location close to restaurants, schools, shopping, and transportation. (id:6769)

Living room 3.84 m X 3.54 m

Dining room 2.5 m X 3.84 m

Kitchen 4.32 m X 2.7 m

Primary Bedroom 3.81 m X 3.65 m

Bedroom 2 2.6 m X 2.57 m

Bedroom 3 2.7 m X 3.69 m

Bedroom 4 5.41 m X 3.69 m

Second Kitchen 3.5 m X 3.65 m

Listing Presented By:



Originally Listed by:  
REMAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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