



Edmonton Alberta

\$319,900

UPDATED HOME, HUGE YARD & OVERSIZED GARAGE built on a 45' x 150' lot. A fantastic combination of practical updates, outdoor space, and central Edmonton convenience! This charming 2-storey offers 3 bedrooms, including two upstairs and one on the main floor, with a spacious living room, updated kitchen with newer cabinetry and countertops, and a comfortable dining nook. Laminate flooring throughout makes everyday living easy, while central A/C keeps things comfortable all summer. Important improvements over the years include updated plumbing, 100-amp electrical service, roof, furnace, hot water tank, sewer line, and garage door and opener. The unfinished basement offers excellent storage and future development potential. Outside is where this property really shines, with a huge fenced yard, RV parking, and oversized double detached garage. Walking distance to NAIT and Kingsway Mall, with easy access to transit and downtown. An excellent opportunity for homeowners or investors. Welcome home! (id:6769)

Living room 4.37 m X 3.55 m

Dining room 1.29 m X 1.78 m

Kitchen 3.85 m X 2.32 m

Bedroom 2 2.85 m X 3.55 m

Primary Bedroom 4.64 m X 2.85 m

Bedroom 3 3.35 m X 3.93 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<http://www.sarakalke.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.