



## Edmonton Alberta

\$299,900

Fantastic first time buyer or investment opportunity! This home is full of charm and upgrades, both inside and out! The main floor features a large living room with beautiful fireplace full of architectural appeal! The sunny dining area is wrapped in windows, (main floor is upgraded triple pane), and adjacent to the upgraded kitchen with a custom island and all appliances, including dishwasher. 2 good sized bedrooms and upgraded 4 piece bathroom complete the first floor. The basement features another bedroom, 3 piece bath and a huge rec room with wetbar. Newer deck and re-landscaping (2018), fully fenced west facing back yard, with newer siding on both the home and oversized double garage (25' x 22), poured concrete walkway and driveway. Back fence swings open to allow RV parking in the back yard. Newer hot water tank and most interior light fixtures (2018). Close to Delton School, NAIT, public transportation, shopping, and easy access to Yellowhead. (id:6769)

Family room 6.71 m X 3.48 m

Bedroom 3 3.35 m X 3.63 m

Living room 3.96 m X 4.82 m

Dining room 3.14 m X 3.48 m

Kitchen 3.48 m X 3.05 m

Primary Bedroom 3.51 m X 3.96 m

Bedroom 2 2.96 m X 3.66 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

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

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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