



## Edmonton Alberta

\$269,900

Charming and full of potential, this 2 bedroom, 1 bathroom, 948 sqft home in Delton is the perfect opportunity for first-time buyers, investors, or developers alike! Whether you're looking for an affordable place to call home while adding your own personal touch, or searching for a prime infill property on a 33x125 lot, this one checks the boxes. Enjoy peace of mind knowing many of the big-ticket updates have already been completed, including 100 amp electrical service (2026), furnace (2024), hot water tank (2026), siding, roof, vinyl windows, and fencing. Ideally located just minutes from downtown Edmonton, schools, shopping, public transportation, and major roadways, you'll love the convenience without the noise. No garage means an easier path for future redevelopment if desired or HUGE backyard. A fantastic opportunity with endless potential in a central location! (id:6769)

Living room 12'2 x 9'4

Dining room 11'8 x 9'3

Kitchen 16'6 x 7'9

Primary Bedroom 16'3 x 9'4

Bedroom 2 16'5 x 9'6

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://livarealestategroup.com/>



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