



## Edmonton Alberta

\$264,900

This Calder half duplex is perfect for first-time homebuyers or savvy investors. This residence showcases updated windows, renovated bathroom vanities, LVP flooring, modern paint colours, and new kitchen appliances. The main floor offers a sunny white kitchen w adjacent dining room, and living room with a large picture window. Two bedrooms and a 4-piece bathroom complete this level. The basement has plenty of potential for a secondary suite and has a SEP SIDE ENTRANCE. Two bedrooms, 3-piece bathroom, and living room with space for a new owner to add a secondary kitchen offering flexibility for rental income or extended family living. The partially fenced side yard features mature trees and a fire pit with space for outdoor gatherings. The home has a single car driveway plus ample street parking out front and along side. Just minutes from Northgate Mall for your shopping needs and easy access to Yellowhead Trail for your commute. (id:6769)

Bedroom 3 3.19 m X 3.04 m

Bedroom 4 3.33 m X 3.39 m

Laundry room 2.47 m X 1.99 m

Living room 3.58 m X 5.05 m

Dining room 4.02 m X 2.5 m

Kitchen 2.99 m X 2.62 m

Primary Bedroom 3.58 m X 3.48 m

Bedroom 2 2.95 m X 3.32 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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