



## Edmonton Alberta

\$300,000

Fantastic opportunity in Edmonton on a sunny corner lot close to NAIT, downtown, transit, and major routes. The main floor offers two comfortable bedrooms, a full bathroom, and a bright, welcoming layout with a spacious living room, kitchen, and dining area, all filled with natural light from generous windows. The basement adds great flexibility with a second kitchen, living area, bedroom, and another full bathroom. Outside, enjoy a large fenced yard and a double garage. Set in the quiet, established Delton neighbourhood with easy access to schools, transit, and amenities, this home delivers space, versatility, and an attractive price for buyers seeking value and potential. (id:6769)

Bedroom 3 12'11 x 15'3

Family room 16'4 x 15'4

Second Kitchen 10'1 x 12'2

Laundry room 13' x 18'9

Living room 15'4 x 14'6

Dining room 11'7 x 6'2

Kitchen 11'7 x 9'7

Primary Bedroom 12'10 x 12'3

Bedroom 2 11'7 x 12'3

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://www.maxwellrealty.ca/agent/kathy-sharp/>



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