



## Edmonton Alberta

\$385,000

Welcome to this well-priced starter home in a convenient central location! Offering excellent value with numerous updates, including windows, doors, hot water tank, and kitchen cabinetry replaced in recent years. The upper level was freshly painted and professionally cleaned, including the furnace and ductwork. The main level features two bedrooms, while the fully developed basement offers an additional bedroom, second kitchen, bathroom, and shared side entrance. The basement suite is non-conforming. Situated on an approximately 50' x 125' lot, the spacious west-facing backyard provides plenty of room for play areas, RV parking, and outdoor enjoyment. Currently zoned RF2, the property offers future redevelopment potential for a possible side-by-side duplex with basement suites or potential subdivision into two lots for skinny homes, subject to City approval. Ample space is also available for a future triple or quad garage. A GREAT OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS, OR DEVELOPERS! (id:6769)

Bedroom 3 12.2 m X 7.2 m  
Recreation room 12.2 m X 22.7 m  
Second Kitchen 6.3 m X 10.6 m  
Utility room 8.2 m X 19.6 m  
Living room 12.7 m X 16.7 m

Dining room 3.8 m X 14.8 m  
Kitchen 8.4 m X 13.1 m  
Primary Bedroom 12.7 m X 14.1 m  
Bedroom 2 12.2 m X 9.4 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



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