



## Edmonton Alberta

\$265,000

Great opportunity in a mature neighbourhood! This well-located half duplex offers excellent potential for first-time buyers or investors and is being sold AS-IS. The main floor features a bright front living room with vaulted ceilings, creating an open and spacious feel, a kitchen with a spacious dining area, 2 bedrooms (easily converted back to 3) and a 4-pc bathroom. The side entrance adds flexibility, while the fully developed basement includes laundry, a second kitchen, and a large rec room, offering plenty of functional space for extended family or future development ideas. A single detached garage completes the property. Situated in a convenient location, this home is close to several elementary schools, a nearby high school, parks, and public transit, making it a practical choice for families. Enjoy easy access to community amenities including Glengarry Arena, Londonderry shopping, and major roadways for commuting. A solid property with room to add value in an established community. (id:6769)

Bedroom 3 4.1 m X 2.78 m

Recreation room 6.57 m X 4.12 m

Second Kitchen 5.27 m X 2.7 m

Laundry room 2.23 m X 1.38 m

Storage Measurements not available

Living room 5 m X 3.84 m

Dining room 4.44 m X 2.75 m

Kitchen 3.64 m X 2.44 m

Primary Bedroom 5.82 m X 3.38 m

Bedroom 2 3.52 m X 2.48 m

Laundry room Measurements not available

Listing Presented By:



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