



Edmonton Alberta

\$359,900

FIX, FLIP, SUBDIVIDE??? This is a real piece of INVESTMENT REAL ESTATE! Such a Great find on 95 Ave, STEPS AWAY FROM THE NEW LRT STATION, and right between Downtown and West Edmonton Mall. Sitting on 60' WIDE LOT THAT COULD BE SUBDIVIDED in the future but why not put some sweat equity into this house today and leave that opportunity for later. UPDATES INCLUDE ROOF, INSULATION AND SIDING, WINDOWS, DOORS, FURNACE AND HWT. All the MAJOR COMPONENTS ARE DONE and just the cosmetic touches are left. BRIGHT AND OPEN living room with ORIGINAL HARDWOOD FLOORS that are still in good shape! 3 GOOD SIZED BEDROOMS and a full bathroom with fiberglass tub shower kit. U Shaped kitchen has the dishwasher added in with room to work. BASEMENT IS FULLY FINISHED with BEDROOMS 4 & 5, a large rec room, laundry and another full bathroom. EVERYTHING IS IN WORKING ORDER and all of it could use some TLC. YARD IS FENCED AND LANDSCAPED with a DOUBLE GARAGE PAD ready to go. Great Opportunity To Get Into The Market With Multiple Exits! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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RE/MAX Elite

<http://www.kinsellasells.com/>



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