



Edmonton Alberta

\$479,900

Perfectly tucked away--MOMENTS to WHITEMUD, 170th & HENDAY, yet on a quiet street w/ FRIENDLY neighbours...BACKING ONTO A SECRET PARK & HILL for sledding & hangs...BLOCKS FROM ELMWOOD SPRAY PARK, H.E. BERIAULT & HILLCREST SCHOOL, plus a short walk to RIO PARK, PATRICIA RAVINE, and the RIVER VALLEY! This SPECIAL UPGRADED GEM offers a SECOND KITCHEN w/ its OWN SEPARATE ENTRY, ideal as an in-law suite. Upper level is currently home to LOVELY LONG-TERM TENANTS. Nearly all NEWER VINYL WINDOWS, SHINGLES ('21), HWT ('17) & more. Pride of ownership everywhere: Garage gutter guards, landscaping, tree care, SEWER LINE CLEANOUT. Bi-level w/ HUGE WINDOWS up & down + TWO LAUNDRY SETS. Updated upper kitchen w/ SS appliances, tons of counters & EXTRA BUILT-INS. Basement has a WOOD-BURNING FIREPLACE, full 2nd kitchen, large window to the yard & oversized 4th bedroom. RV PARKING at the back! Endless possibilities, undeniable value--make a smart move in this changing market. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Laundry room Measurements not available

Utility room Measurements not available

Storage Measurements not available

Second Kitchen Measurements not available

Living room 3.47 m x Measurements not available

Dining room 2.03 m x Measurements not available

Kitchen 4.13 m x Measurements not available

Primary Bedroom 3.48 m x Measurements not available

Bedroom 2 3.49 m x Measurements not available

Bedroom 3 3.06 m X 23.07 m

Listing Presented By:



Originally Listed by:
Lux Real Estate Inc

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.