



# Edmonton Alberta

\$442,500

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/>



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