



Edmonton Alberta

\$452,500

Welcome to this beautiful home situated on a prime corner lot, full of charm and incredible potential! Inside, large windows flood the living spaces with abundant natural light. Practical features include a convenient built-in vacuum and a handy outdoor storage shed. Major updates provide total peace of mind, including a new water heater tank and a roof installed just 5 years ago. The location delivers unbeatable convenience: steps from a playground and local schools, right next to a bus station for easy commuting, and just minutes from premier shopping, dining, and amenities at South Common. The property is zoned RSF - Small Scale Flex Residential, allowing residential housing up to a maximum height of three (3) storeys, subject to local land-use bylaws. Smoke and Pet Free home. Perfect for families, first-time buyers, or savvy investors looking for a prime location and exceptional value. Don't miss this opportunity! (id:6769)

Laundry room 3.28 m X 1.5 m

Other 3.66 m X 3.77 m

Bedroom 3 2.87 m X 3.48 m

Games room 4.61 m X 4.18 m

Mud room 3.24 m X 1.71 m

Living room 3.18 m X 4.7 m

Dining room 2.56 m X 1.49 m

Kitchen 3.71 m X 3.18 m

Primary Bedroom 3.35 m X 3.94 m

Bedroom 2 2.97 m X 2.72 m

Bonus Room 3.83 m X 3.34 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<https://www.antoniodalaguit.com/>



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