



Edmonton Alberta

\$379,900

Smart investment opportunity! This well-designed home offers 1,280 sq ft on the main floor, featuring a primary bedroom w/ ensuite, 2 additional bedrooms, & a 4pc bath. Large windows flood the open-concept layout w/ natural light, highlighting the bright kitchen w/ white cabinetry, S/S appliances, & seamless flow into the dining area & generous living room. The basement has a separate entrance & is fully finished w/ a second kitchen, 2 bedrooms, and a 4pc bathroom. Updates include HWT 2020, furnace 2020, & shingles 2014. The low-maintenance backyard is fully fenced w/ privacy chain link & includes an oversized single garage +2 parking stalls off the back alley-no direct rear neighbors! Conveniently located within walking distance to all amenities, recreation Centre, & library. With quick access to Downtown, Hwy 16, and Anthony Henday its suiting for all your commuting needs. Across from St. Nicholas Catholic School and just blocks from Rundle Park & the Edmonton River Valley this home has a ton to offer! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom 3.09 m X 4.62 m

Bedroom 2 2.21 m X 3.52 m

Bedroom 3 2.71 m X 3.43 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<https://meaganberard.ca/>



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