



## Edmonton Alberta

\$399,900

Calling all investors and first-time buyers! This home brings serious value and vibe! The main floor kicks off with a glowing wood fireplace that makes winter feel like an excuse to stay in. The layout flows with purpose, kitchen to dining to three solid bedrooms built for real living. The primary's got its own ensuite to keep those midnight trips short. Downstairs is full in-law suite ready with kitchen, bathroom, bedrooms, and its own laundry set. Keep it quiet or your in-laws will move in for good. But the real kicker is out back, a massive fully fenced yard made for loud nights, good company, and firepit hangs that stretch past midnight. The oversized double car garage gives you room for everything life throws at you. Start the projects you'll never finish or just hide for a while! Recently updated: windows, furnace, hot water tank. This is the perfect choice for investors as well as homebuyers seeking ideal amenities for extended families, all within close proximity to bus routes and parks. Act fast! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room 4.46 m X 4.31 m

Dining room 2.48 m X 3.91 m

Kitchen 3.43 m X 3.91 m

Primary Bedroom 3.31 m X 3.93 m

Bedroom 2 2.74 m X 3.71 m

Bedroom 3 2.56 m X 3.29 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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