



Edmonton Alberta

\$549,900

Welcome to the charming community of Brookside, Edmonton! This rare find is situated in a quiet, family-friendly pocket known for its unique single entry design, ensuring only local traffic passes your door. Occupying a generous 55' x 120' lot, this storey-and-a-half home offers incredible potential. The functional layout features 4 bedrooms (including one on the main floor) and the convenience of main floor laundry. Significant technical upgrades have already been completed, including triple-pane windows, newer shingles, furnace, and hot water tank. The property includes a double detached garage and is perfectly positioned within walking distance to local schools and near public transit. Whether you are looking for the perfect project to fix up and modernize or searching for a prime lot to redevelop and build your custom dream home, this property is a canvas waiting for your vision. Don't miss the chance to plant roots in one of Edmonton's most peaceful and desirable neighborhoods! (id:6769)

Recreation room 4.15 m X 9.24 m

Bedroom 5 3.43 m X 4.55 m

Living room 3.6 m X 5.45 m

Dining room 3.63 m X 2.69 m

Kitchen 3.6 m X 4.53 m

Family room 4.38 m X 5.33 m

Bedroom 4 3.28 m X 2.69 m

Primary Bedroom 3.98 m X 4.05 m

Bedroom 2 2.81 m X 2.92 m

Bedroom 3 3.01 m X 2.9 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://www.edshomepage.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.