



## Edmonton Alberta

\$485,000

Upgraded 1957 home in Capilano with excellent potential! This well-maintained property features 5 bedrooms, 2 bathrooms, newer vinyl windows, and a separate rear entrance--perfect for future suite development. Hardwood flooring runs through the main level, with newer flooring in the basement. Stay cool with central A/C, and enjoy peace of mind with a rubber shingle roof backed by a lifetime warranty. A heated, oversized double garage includes a 60 amp sub-panel--ideal for storage, projects, or hobbies. Situated in one of Edmonton's most desirable mature neighbourhoods, just steps from river valley trails, schools, and shopping. Whether you're looking to move in or rent out, this is a smart investment in a quiet, established neighbourhood. (id:6769)

Bedroom 4 10'8 x 13'10

Bedroom 5 10'10 x 13'8

Living room 19'6 x 12'9

Kitchen 14'8 x 16'1

Primary Bedroom 13 m X 11 m

Bedroom 2 10'10 x 12'7

Bedroom 3 8'10 x 12'11

Listing Presented By:



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