



Edmonton Alberta

\$459,000

GREAT VALUE ALLENDALE LOCATION... THREE BEDROOM BUNGALOW PLUS A TWO BEDROOM LEGAL SUITE IN BASEMENT! Very spacious Living room and Kitchen area has NEW Vinyl plank flooring. Full 4 Pc Bathroom on Main with bath fitter tub/shower (23) and 3PC Bathroom downstairs (both have fans). Basement suite Kitchen features GAS STOVE c/w vent fan. NICE SUNNY WEST FACING BACK-YARD is fenced and features a LARGE DOUBLE CAR, INSULATED GARAGE with big drive-pad! NEW SEWER LINE INSTALLED IN 2007, Roof shingles done same year. High-Eff Furnace installed in 2020 (10 Year parts & labor/20 Year Heat Exchanger Warranty). FANTASIC LOCATION that is only an 8 minute drive to UofA, close to major shopping at Southgate Mall and the ever vibrant Whyte Avenue area, plus quick access to Calgary Trail. Whether you're a renovator, investor, or buyer looking to build equity, this is a smart opportunity to renovate, rent, hold, or create your dream home! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Listing Presented By:



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<http://ianwest.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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