



## Edmonton Alberta

\$260,000

Say hello to a fantastic opportunity for first-time investors or savvy buyers. This well-maintained 2-bedroom, 1-bathroom home blends comfort, convenience, and serious investment potential. The layout is functional and easy to love, and the rare single tandem garage gives you space for two vehicles plus extra storage. Perfect for bikes, tools, seasonal gear, and all the "extra stuff". Even better, you're within walking distance of all major amenities, including shopping, restaurants, parks, transit, and more. Whether you're looking to start your real estate portfolio or add a solid rental property to the mix, this low-maintenance home checks all the boxes with long-term value and a location tenants will love. Don't miss it! (id:6769)

Living room 4.06 m X 3.75 m

Primary Bedroom 3.16 m X 3.18 m

Dining room 4.06 m X 1.48 m

Bedroom 2 3.15 m X 3.18 m

Kitchen 4.07 m X 1.7 m

Laundry room 2.28 m X 1.82 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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