



## Edmonton Alberta

\$315,000

Budget friendly in Belle Rive!!! This four level split will appeal to the young family., the investor or the landlord. Incredible neighborhood for a growing family - close to schools, parks and shopping this three bed home has everything needed for the first time buyer. Located on a quiet cul de sac - the main floor has a nice sized living room with a large northwest facing window, dining room and kitchen. Upstairs you will find two large bedrooms and a four piece bathroom. Located downstairs is a larger living room and a third bedroom. The basement / storage / laundry area is unfinished and provides plenty of room for storage. the property boasts a double detached garage and room for entertaining in the back yard. Located in a family friendly neighborhood and close to the Anthony Henday and minutes away from the Maning town Centre this property has incredible potential as a renovation project or is the perfect opportunity for the budget conscious first time buyer. Step into home ownership in Belle Rive! (id:6769)

Laundry room 5.48 m X 7.2 m

Family room 2.6 m X 5.47 m

Bedroom 3 2.76 m X 4.08 m

Living room 3.96 m X 4.45 m

Dining room 1.82 m X 2.52 m

Kitchen 3.97 m X 3.16 m

Primary Bedroom 3.18 m X 4.62 m

Bedroom 2 2.57 m X 3.65 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City



**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.