



Edmonton Alberta

\$349,900

First time home buyers & investors rejoice!! This 5 bdrm, 2 bthrm 1/2 duplex in the established, walkable & community oriented neighbourhood of Bonnie Doon creates the opportunity that you have been waiting for with all of the big items complete! Newer furnace(2012)/ Fence (2017)/ upper windows (2019/2020)/HWT (2024) / Shingles (2010) / Attic insulation (2012) / eaves troughs & downspouts (2018). You will be instantly impressed with the functional layout; spacious entry, lrg rooms, side entrance & bsmnt with a 2nd kitchen - the possibilities are endless. Offering an abundance of ovrstd windows on the upper & lower level this home creates opportunities that are second to none at a price that allows you to put your touches to create a space you always wanted. Minutes to Whyte Ave, the U of A Faculte Saint-Jean, Mill Creek Ravine, amenities, restaurants, public transportation, the LRT & a quick 5 min. drive to dwntwn. This investment will be sure to pay off. A rare find! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Laundry room Measurements not available

Second Kitchen Measurements not available

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

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



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.