



## Edmonton Alberta

\$415,000

Looking for an affordable dollhouse in a PERFECT LOCATION? Something you can truly make your very own? Then this could be the one for you! Strathearn is a family-friendly community that offers the very BEST EDMONTON HAS TO OFFER. Our crown jewel - the river valley trail system - sits right at your doorstep. Wide streets encased with huge mature trees. Large yards for loads of private entertaining. Minutes to downtown. A living room with a big picture window. Hardwood in need of TLC. Two full baths. Two bedrooms up plus potential for two more if egress windows were added. Shingles are approximately ten years young with upgraded insulation. Newer pex plumbing. 2022 Hot Water tank. 100 AMP electrical service. The single detached garage has seen much better days but is functional as a shelter for the car in the short term. Freshly painted top to bottom. Newer drop ceiling in the basement. Around the corner from an elementary school & playground. This is your chance to buy into a hugely desirable community. (id:6769)

Family room 3.42 m X 5.47 m

Bedroom 3 3.51 m X 3.65 m

Bedroom 4 3.61 m X 3.06 m

Storage 1.42 m X 1.09 m

Utility room 3.48 m X 5.96 m

Living room 3.38 m X 5.09 m

Dining room 1.68 m X 2.21 m

Kitchen 2.2 m X 2.97 m

Primary Bedroom 3.38 m X 3.15 m

Bedroom 2 2.87 m X 3.16 m

Pantry 0.44 m X 0.64 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**RE/MAX River City**

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