



## Edmonton Alberta

\$399,900

Centrally located basement home situated on a 7,869 sq. ft. lot with rear lane access. This property is within walking distance to all three levels of schools and just minutes from NAIT, with convenient access to 97 Street, 137 Street, and Yellowhead Trail. Features include an unfinished basement, oversized garage, RV parking, back lane access, and a dog run. The large lot may offer potential for future redevelopment or rezoning. Buyers are encouraged to contact the City of Edmonton for further information. Property is being sold in as is, where is condition without any expressed or implied warranties or representations. All measurements are approximate and must be verified by the buyer. Buyer is responsible for their own due diligence and must accept the Title Insurance provided by the seller. (id:6769)

Living room 21'4" x 11'2"

Dining room 9'10" x 8'10"

Kitchen 16'8" x 13'

Primary Bedroom 11'1" x 10'1"

Bedroom 2 11'1" x 9'3"

Bedroom 3 10'3" x 9'7"

Listing Presented By:



Originally Listed by:  
Exp Realty



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