



Edmonton Alberta

\$185,000

Fire sale price. City assessed at \$332,500 (2023) but listed for \$185,000 due to minor exterior fire damage from neighboring property. There is some melted vinyl siding at the back porch SW corner. Otherwise, this 1914 built character home has a lot of history, upgrades and options for use. Currently occupied by a tenant, this home could be a family home, a fix and flip, a single or multi-person tenanted investment property as there are 4 bedrooms upstairs or future development with vacant lots on either side. Some modernizing features already completed include: newer roof shingles, forced air furnace, header style plumbing, upgraded electrical, sprinkler/fire alarm system and some internal foundation improvements were implemented as recommended by an engineer years ago. Property is being sold as is. (id:6769)

Living room 4.17 m X 3.38 m

Dining room 4.67 m X 3.5 m

Kitchen 3.57 m X 3.4 m

Enclosed porch 1.65 m X 5.76 m

Pantry 1.37 m X 3.11 m

Primary Bedroom 3.35 m X 3.77 m

Bedroom 2 3.1 m X 3.1 m

Bedroom 3 2.83 m X 3.2 m

Bedroom 4 2.9 m X 3.6 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.bruceweiss.com/>

RE/MAX ELITE

RE/MAX Elite

17-8103 127 Ave , Edmonton, AB,
T5C 1R9

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