



## Edmonton Alberta

\$375,000

Fantastic opportunity in the desirable location of Holyrood. Are you looking for a home to put your sweat equity into or possibly a property for future redevelopment this is the home for you. The lot size is 52.9 x 120. This cute bungalow is located on a beautiful tree-lined street that faces a green space. This 4 bedroom, 1 bath home has lots of character with the original hardwood in the living & dining area. Outside, you'll find a huge yard - great for gardening, a single-car detached garage & a large shed. Upgrades over the years include, electrical panel, Furnace in 2013, HWT 2018, New sewer line with a backflow valve 2020. This locations offers excellent walkability has access to transit & is blocks to the LRT., river valley, top-rated schools, parks, golf & shopping are all nearby. (id:6769)

Bedroom 4 2.94 m X 3.19 m

Recreation room Measurements not available

Laundry room Measurements not available

Storage Measurements not available

Living room 5.39 m X 4.13 m

Dining room 2.54 m X 2.47 m

Kitchen 3.82 m X 3.44 m

Primary Bedroom 3.26 m X 2.95 m

Bedroom 2 2.8 m X 3.12 m

Bedroom 3 2.5 m X 3.12 m

Listing Presented By:



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



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