Edmonton Alberta

$350,000

McCauley Investment Opportunity! Featuring over 1,290 Sq. Ft. above grade + 1,000 Sq. Ft. below ~ 6 BEDROOMS & 3 full baths + separate laundry. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, fencing, basement kitchen, bathrooms, hot water tank, brand new boiler heating system with independent control for each level (3 loop thermostat). Main floor offers a gorgeous & bright living room with vintage ornamental fireplace, large windows, laminate floors & 3 entrances (front, rear & side). Bsmt. has 2 entrance points (front & side), high ceilings & tons of windows. Exterior rear staircase leads to a separate finished attic space with full bath (unpermitted suite). Exterior stucco has been freshly painted with new fascia & eaves. Nice size yard + older single det'd. garage & new opener. Quick access to Downtown, Little Italy shops & public transportation. (id:6769)

Bedroom 5 2.6 m X 3.92 m
Bedroom 6 2.94 m X 3.39 m
Laundry room Measurements not available
Second Kitchen 3.66 m X 3.61 m
Living room 3.83 m X 4.87 m
Kitchen 3.85 m X 3.33 m

Primary Bedroom 3.7 m X 3.4 m
Bedroom 2 2.64 m X 3.28 m
Bedroom 3 3.23 m X 2.33 m
Bedroom 4 3.69 m X 3.28 m
Laundry room 1.89 m X 2.32 m

Listing Presented By:

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