



## Edmonton Alberta

\$375,000

Exceptional bones & a blank canvas await in this well-maintained Baturyn split-level. This property offers a great opportunity to secure a fully detached single-family home with the benefits of privacy & space & the potential to make it your own. The high-ticket mechanical investments are already complete, providing a solid foundation for your future updates: Newer Shingles, High-Efficiency Furnace & Hot Water Tank. Inside, vaulted ceilings & large windows create an airy architectural footprint. With 3 bedrooms & 2 bathrooms, the layout is functional & ready for a modern refresh, allowing you to customize to your taste in an established neighborhood. The exterior is impressive, boasting fantastic curb appeal, a manicured yard with low-maintenance vinyl fencing & a 24x22 oversized double garage. Located on a quiet street minutes from schools & the Henday, this home serves as a perfect alternative to a duplex or townhouse, offering the flexibility & independence that only a detached property can provide. (id:6769)

Laundry room 12'1" x 11'1"

Recreation room 10'4" x 22'4"

Living room 12'6" x 19'5"

Dining room 7'9" x 11'2"

Kitchen 7'10" x 11'2"

Primary Bedroom 13'11" x 11'2"

Bedroom 2 8'1" x 9'3"

Bedroom 3 11'11" x 9'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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