



## Edmonton Alberta

\$324,900

Welcome to this Charming and Well Maintained Single Family home perfectly suited for First Time Home Buyers or Savvy Investors. Offering 699 SQ/FT of efficient Living Space this home features 2 Bedrooms and 1 Bathroom making it both functional and easy to maintain. Major updates have already been taken care of including a Brand New Furnace (2023 ), New Shingles (2020 ), and Central Air Conditioning ( 2023 ) providing Comfort and Peace of mind for years to come. Situated on a MASSIVE lot measuring 49.13 x 158.12 the property offers incredible potential whether you're looking to enjoy the expansive outdoor space, add on or explore future development opportunities. A fantastic opportunity to own a move-in-ready home with significant upside in a desirable setting. Don't miss this one! (id:6769)

Living room 15.04 m X 11.01 m

Dining room 5 m X 6.09 m

Kitchen 8 m X 8.02 m

Primary Bedroom 11.05 m X 11.01 m

Bedroom 2 11.08 m X 8.02 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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