



12719 74 Street Edmonton AB

\$288,000

Lots to like here for a buyer who is looking for good bones, is okay with a few repairs, likely a full or partial kitchen renovation sooner than later and a deeper cleaning. This well located 3 bedroom bungalow in the upgrading & improving Balwin neighbourhood has important mechanical and insulation upgrades. Heated & insulated garage with a good door. Property liveable but priced w/ the knowledge improvements needed. Renovators could dive in for a large scale project too. Neighbourhood seems to support this. Recent updates: New high efficient furnace, central air conditioner, hot water tank in 2021. Garage furnace looks like new. Roof shingles in 2020. Close to Zoie Gardner Park (an incredible Edmontonian). Bright west facing living room. The apples on the apple trees are excellent to eat. Some appliances moved from house to garage incl. in sale. Workbench, garage shelving, lawnmower, weed trimmers included in sale at no charge.

Listing Presented By:



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