



Edmonton Alberta

\$499,900

Great opportunity for investors, or get into Riverbend for under \$500,000! Located in sought-after Falconer Heights, this versatile property offers endless potential. Move in and enjoy as-is, or take advantage of its solid structure and ideal layout to update, add value, and build equity. Featuring 3 bedrooms, 3.5 baths, and a finished basement, it's a perfect fit for families, investors, or flippers alike. The main floor offers a bright and functional layout with a spacious living room and dining area, perfect for entertaining or family gatherings. Enjoy all that Riverbend offers – top-rated schools, beautiful parks, walking trails, cafes, and convenient shopping – all within steps from your front door. Quick access to public transportation, the Terwillegar Rec Centre, Whitemud Drive, and Anthony Henday make this location unbeatable. Backing Riverbend Road, this home combines convenience, comfort, and value in one of Edmonton's most desirable southwest neighbourhoods. (id:6769)

Recreation room 4.86 m X 6.03 m

Great room 6.01 m X 3.46 m

Utility room 1.65 m X 5.42 m

Living room 6.39 m X 5.24 m

Dining room 3.91 m X 2.83 m

Kitchen 3.91 m X 3.35 m

Laundry room 1.52 m X 2.01 m

Primary Bedroom 3.96 m X 3.76 m

Bedroom 2 3.75 m X 3.09 m

Bedroom 3 4.07 m X 2.88 m

Listing Presented By:



Originally Listed by:
Real Broker



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)
homes4u@corinneoneil.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.