



# 11902 36 Street Edmonton AB

\$318,900

SHAZAAM !!!! What do we have here? Just one amazing first time home or investment property that's what this is !! Lets start with the large 53 foot CORNER lot perfect for that 8 plex build in the future. This upgraded raised bungalow has an excellent open style floor plan with hardwood floors, newer kitchen, new tiled bathroom and NEW WINDOWS. The quaint basement has a second kitchen and full bath for a possible in law suite to boot !!! Outside you have an outstanding private yard to suit everyone's needs plus a newer DOUBLE garage. Priced at close to lot value, it really is a fantastic purchase in Edmonton today. Check on availability!

Listing Presented By:



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