



## 12911 82 Street Edmonton AB

\$255,000

Terrific starter home! Welcome to this renovated two storey half duplex with fully a finished basement, conveniently located in the mature community of Balwin. Upon entering, you will find a spacious living room with huge windows, plenty of natural light. The kitchen has lots of cabinets and counter space; large dinner area leads you to an exciting side deck, great for social entertainment. The upper floor has three good size bedrooms, and a 4 pcs bathroom. Lower level has another bedroom, a large family room and a 2pc bathroom. Home is fully fenced and landscaped. Lots updates done in recent years, including: New refrigerator and dishwasher (both with 5 years extended warranties), newer shingles (2017), windows (2018), and so on. Steps to the bus stop, close to shopping, school, downtown with easy access to Yellow Head freeway. Perfect for first time home buyers and/or investors! Quick possession and ready to move in.

Listing Presented By:



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