



## 13806 130 Avenue Edmonton AB

\$399,900

Super clean, low maintenance 1124sq.ft 3 bedroom, 2 full bathroom bi-level with TWO GARAGES! This property is super unique as it has SEPARATE ENTRY into the basement through the garage (an exterior door could be able to be added on the side of the garage for a man-door)...allowing for a SECONDARY SUITE or however you would like to finish the basement. The property is very bright with so many windows, all of the rooms are a good size, and the main floor has been freshly painted as well as has had new LVP installed. There is an oversized 22.5X21ft double attached garage leading into the house, and an oversized 16X26ft detached single garage the old owner was using for woodworking so it has a glycol heating system, ventilation, and an 8ft door...plus it is tall! There is not much a yard due to this but there is a large deck and it makes the property relatively maintenance-free. This is a car, woodworking, or other type of hobbyist's dream property.

Listing Presented By:



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