



17436 86 Street Edmonton AB

\$385,000

Perfect opportunity for a first time home buyer or investor! Welcome to this charming 4-level split in the coveted North Edmonton community of Klarvatten! Nestled on a corner lot in a quiet cul-de-sac, this single-family gem boasts 3 Large bedrooms (2up, 1 down), 2 full bathrooms, and an attached double garage. There is also the option to create a 4th bedroom in the basement, just needs a closet! Situated on a corner lot in a quiet cul-de-sac, it's near lakes, playgrounds, and schools. Move in and start building sweat equity working on the cosmetic finishes - all the tough stuff has already been completed - Malarkey Shingles (2019), 12" attic insulation (2019), Navien tankless HWT, front porch and back deck recently redone, newer garage door, bathroom toilets and sink replaced, as well as the patio door! Newer Washer, Dryer, Microwave and Dishwasher as well.

Listing Presented By:



Originally Listed by:
Real Broker

brianna@elevaterealtygroup.ca

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net