



6308 135 Avenue Edmonton AB

\$280,000

Cute as a button in Belvedere!!! So much potential in this property for the first time buyer or the investor / landlord. All the big items are well maintained so you can buy with confidence! The roof was completed three years ago, the furnace approximately 10, hot water tank approximately 7 with electrical updated to 100 amp. The property features 2 good sized bedrooms on the main floor with a living space bathed in natural light thanks to a large picture window. The kitchen has room for a bistro table and chairs. The home features a sperate entrance should you want to renovate in the future and add a suite in the basement. A den, large living room, utility laundry room and bedroom with ensuite in the basement. The property features an oversized single garage, RV parking, and a garden as well as a deck off the back. So much potential packed into a perfect little bungalow in a quiet neighborhood.

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