



72 ST. LAWRENCE Avenue Devon AB

\$285,000

Investors, first time buyers or SOMEONE that has too many toys and needs storage???? Don't miss this one.. This massive lot is sure to impress! The lot is 140x58 fully fenced with RV PARKING. The GARAGE is 22x32 insulated, vapour barrier and finished with plywood. Wired complete with 220 plugin. The home has so much potential. 3 bedrooms, 1.5 baths, vinyl windows, insulation has been upgraded and the outside of home is wrapped in tyvek with newer vinyl siding. The existing plaster was all replaced with drywall. Wiring was upgraded to 100 amp when garage was built. New furnace in 2023. The kids and pets will love the yard. They aren't making lots like this anymore! A great rental property until you are ready to rebuild or renovate. Walking distance to schools, parks, trails, and recreation. Located in the heart of Devon.

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

shelleydolen@remax.net
<http://www.shelleydolen.com>

RE/MAX ELITE

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304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net