



## 8707 130A Avenue Edmonton AB

\$298,888

The NUMBER #1 MISTAKE that you could make in a market like this is to overlook a listing that, at first glance might not be what you're after (Because it may hold some secrets that make you reconsider whether it's a great fit!) Take this updated bungalow for example, Dear Buyer. "It's under 1100 sqft!" You say. "There's no double garage!" You may exclaim. That's perfectly fine. Because what the sharp buyer in today's market will recognize is that you will not likely find as much added-value as THIS: Updated TRIPLE pane windows (main floor). Newer shingles (on the house). High Efficiency furnace and Updated hot water tank. Newer electrical panel and 100AMP service upgrade. Swedish kitchen with stainless steel appliances (AND an ORIGINAL ironing board!) You've got THREE bdrms (+4pc bath) upstairs, and while the basement is unspoiled and awaiting your personal touches, it also features TWO MORE bdrms (+3pc bath)! HUGE yard. Potential for RV parking. Dog run. Garden. Oversized single garage. ...Welcome Home!!

Listing Presented By:



Originally Listed by:  
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