



## 9308 180 Street Edmonton AB

\$399,000

This bi-level property, offered "as-is, where-is at time of possession," is a prime opportunity for first-time homebuyers or investors. Located minutes from Wested Mall, walking distance to the new LRT, and schools, it offers unmatched convenience. The main level features three generously sized bedrooms, including a primary bedroom with a convenient 2-pc ensuite, alongside a spacious living area, a well-appointed kitchen with ample space, a designated dining area, and a 4-pc bath, providing comfortable living space for residents. Downstairs, a thoughtfully designed setup with a second kitchen offers the potential for revenue, complete with a separate entrance. This lower level also includes two additional bedrooms, a versatile den, a second 4-pc bath, and another inviting entertainment area, catering various living arrangements. Sitting on a huge lot with an oversized double garage, deck and newer shingles, this property is perfect for outdoor gatherings. With a little TLC, this home has endless potential.

Listing Presented By:



Originally Listed by:  
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