



## Edmonton Alberta

\$437,500

This home stands out with major mechanical upgrades already taken care of, giving you peace of mind for years to come. Featuring central air conditioning installed in 2023, updated electrical with 200 amp service to the garage and 150 amp to the home, PEX plumbing, a high-efficiency furnace, and a newer hot water tank, the heavy lifting is done. The exterior has also seen key improvements including newer shingles, an updated 4 gutter system with leaf guard, and extended drainage. Inside, you'll love the mid-century feel with cedar vaulted ceilings and a beautifully updated kitchen complete with newer appliances, a mounted TV, and new blinds throughout. Sitting on a massive 50 x 147 lot, this property offers long-term value and flexibility for redevelopment, family living, or investors and first-time buyers alike. The oversized double detached garage completes the package with a 9 ft door, 240V power, and gas line, ideal for storage, parking, or a functional workspace. (id:6769)

Bedroom 3 9'1" x 8'10"

Family room 32'7" x 12'0"

Den 32'7" x 12'0"

Living room 14'11" x 14'5"

Dining room 14'11" x 14'5"

Kitchen 8'3" x 16'7"

Primary Bedroom 13'7" x 13'

Bedroom 2 10'1" x 13'0"

Listing Presented By:



Originally Listed by:  
Liv Real Estate

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