



Edmonton Alberta

\$234,900

ADORABLE & Well Maintained!!!! Welcome to this 1.5-storey home situated on a 33'x73' CORNER LOT in the McCauley community. This 1150sq. ft. property features a BRAND NEW roof, updated mechanicals, and several interior and exterior improvements completed over the years. The main floor offers 9-ft ceilings, a spacious kitchen, a large 4-piece bathroom, and two bedrooms. The upper level provides an additional loft area that could be used as flex space, bedroom or suitable for storage. The home includes a full basement and a detached garage. Recent upgrades include a newer HWT, Hardy board siding with added Styrofoam insulation, some updated windows, flooring, and interior paint. Nestled in a mature neighborhood. Located close to public transit (bus and LRT), schools, grocery stores, restaurants, and medical services, this property is suitable for first-time buyers or investors and offers future redevelopment potential. Own to rent it OR Rent-to-own options available!!! D1 ZONED - business/residential. (id:6769)

Living room 3.66 m X 3.4 m

Dining room 3.66 m X 3.81 m

Kitchen 4.36 m X 2.65 m

Bedroom 2 3.26 m X 3.14 m

Bedroom 3 3.26 m X 2.6 m

Enclosed porch 2.48 m X 2.17 m

Primary Bedroom 3.02 m X 5.89 m

Listing Presented By:



Originally Listed by:
REMAX River City



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.