



## Edmonton Alberta

\$510,000

Fantastic investment property conveniently located in desirable community of Allendale. 2008 build with many recent updates including new luxury vinyl plank flooring and carpet, and new paint throughout. Main floor features a large kitchen with brand new stainless steel appliances, granite countertops, new faucet, lots of cabinets, garburator. Open living room with gas fireplace and loads of natural light. New stair railing heading upstairs to the 3 good sized bedrooms each with new black out window coverings, plus two 4 piece bathrooms; the main bath with new tub, tub surround, and shower door; all new toilets as well. Oversized detached single garage, usable fenced sideyard, eavestroughs all with gutter guards, security cameras, freshly painted handrails on front steps. Unfinished basement with separate entrance, roughed in for 3pc washroom, central vacuum, kitchen and 2 egress windows. Short distance to U of A Campus, hospital and Whyte ave. (id:6769)

Living room 4.88 m X 4.58 m

Dining room 4.4 m X 4.2 m

Kitchen 4.9 m X 2.88 m

Primary Bedroom 4.8 m X 3 m

Bedroom 2 4.5 m X 2.9 m

Bedroom 3 3.78 m X 2.8 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.curtisinvests.com/>

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)