



## Edmonton Alberta

\$219,500

Fantastic opportunity in this 2 storey 1961 sq ft home. Up and coming area with new development all around. From front porch entrance you'll find a private suite with two bedrooms, and three-piece bath, living room with large bay window, large open kitchen on main floor. Private second floor side entrance to 950sq ft suite, with bay window, 2 bedrooms, a 3 pc bath plus walkout balcony. Newer roads, sidewalks & street lighting. Permitted suites. Also summer kitchen in bsmt. Great potential for large family or investment . Fully painted, so good start on to needed renos, including new heating system. Front access drive for two cars. Walking distance to Commonwealth Stadium w/Rec Centre, Short walk to Giovanni Caboto Park at the heart of little Italy with its famous Italian Centre Shop, Boys and Girls Club. Close to Downtown, Edmonton's wonderful River Valley with extensive trails, LRT train station and transportation. (id:6769)

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



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