



## Edmonton Alberta

\$245,000

How does a FENCED YARD & CORNER LOCATION sound? Prepare to be impressed with this FULLY UPGRADED, PET FRIENDLY, 3 BDRM in ESTABLISHED RIVERBEND! Surrounded by MATURE TREES, this unbeatable location has EASY ACCESS to the UofA, DOWNTOWN, WHITEMUD & HENDAY; with steps to TRAILS, SCHOOLS, & TRANSIT. You will notice the UPGRADED LAMINATE FLOORING that carries through the entire home. The UPDATED WHITE KITCHEN opens to the FLEXIBLE DINING that can ALSO FUNCTION AS A PRIVATE OFFICE. The living room overlooks THE LARGE FENCED YARD. LAMINATE FLOORING continues UPSTAIRS INTO THE BEDROOMS. Retreat in the PRIVATE PRIMARY with DOUBLE CLOSETS. IMPORTANT UPGRADES HAVE BEEN COMPLETED, including a NEW H/E FURNACE, NEW HWT, UPGRADED WINDOWS, & SHINGLES. BOTH BATHROOMS HAVE BEEN RENOVATED TOO! A WELL MANAGED COMMUNITY that allows you to LIVE STRESS FREE and CLOSE TO EVERYTHING. A PERFECT FIND for those searching for an INCOME PROPERTY, responsible long term tenants with an option for you to assume. SIMPLY A WINNER! (id:6769)

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

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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