



## Edmonton Alberta

\$154,999

Adorable & Affordable starter home or investment opportunity in McCauley! This bright and sunny 1.5 story character property features over 850 Sq. Ft., 2 bedrooms, 1 bath, and a formal dining space. Guest bedroom on main floor and large primary bedroom on the upper level. 4 piece bath has a vintage clawfoot tub/shower, stacked laundry and lots of built-in storage. Door off the the rear kitchen leads to an East facing fenced yard with raised garden planters & storage shed. Partial basement is unfinished and adds additional storage options. Updates in recent years include some windows, furnace and laminate floors. New shingles in 2025. Front driveway and lots of street parking right out front. Quick walk to parks & schools, Italian Centre Shop and City Rec Centre. Quick bike ride or commute to Downtown. Leave the 'renter life' behind with this single detached home for less than the price of an average condo!! (id:6769)

Living room 2.87 m X 4.04 m

Dining room 2.46 m X 3.16 m

Kitchen 3.65 m X 2.88 m

Bedroom 2 2.03 m X 4.09 m

Primary Bedroom 3.07 m X 5.99 m

Listing Presented By:



Originally Listed by:  
REMAX River City

**REMAX Elite**

### 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.