



## 11022 157 Street Edmonton AB

\$424,950

Location is only the beginning. This home is centrally situated nearby public transportation, schools, hospitals, and backs onto Patrick Ryan Park. It completely renovated: providing modern flooring, maple cabinetry, granite countertops and lots of light. With three bedrooms on the main floor, its ideal for a young family. The basement is also complete, with a second family room (incl. fireplace), an exercise room or easily convertible fourth bedroom, and a bathroom. This home is also ideal for the investor, as it allows for an easy conversion of the basement to a secondary suite with separate entry. This home is also ideal for the investor looking towards a longer-term re-development plan through densification on this site.

Listing Presented By:



Originally Listed by:  
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