



Edmonton Alberta

\$349,500

Welcome to this renovated income generator located conveniently near downtown Edmonton. Large private corner lot measuring 33 X 150 is zoned RA7 to allow for future development of Low-Rise Apartment / medium density housing. At 1664 SF there is plenty of room here! A bright addition at the back of the house. West facing yard comes with a high newer fence. Recent upgrades include a newer sewer line, 100 amp service, newer wiring, and PEX plumbing and stack ensures this home is equipped for modern living. Inside, you'll find a thoughtful layout with three bedrooms in total - two on the main level and a third bedroom upstairs with a convenient half bath and walk-in closet. The main bath boasts a character clawfoot tub, adding a touch of vintage charm. Updated kitchen and vinyl plank flooring with Stainless Steel appliances. Natural light floods into the house. Close to all amenities! (id:6769)

Living room 3.99 m X 3.7 m

Dining room 3.99 m X 3.67 m

Kitchen 3.97 m X 3.86 m

Bedroom 2 3.32 m X 3.32 m

Bedroom 3 3.32 m X 3.22 m

Mud room 3.44 m X 2.81 m

Office 2.75 m X 2.35 m

Primary Bedroom 3.1 m X 4.71 m

Bonus Room 3.11 m X 4.11 m

Listing Presented By:



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