



## 11306 111A Avenue Edmonton AB

\$340,000

Welcome to the perfect opportunity for investment! If you're a handy person, this home is perfect for you - Newer furnace, hot water tank (2021), Siding (2024), Roof/eaves/soffit (2021), all you need to do is put your personal cosmetic touches in and this house will quickly become a home! The location is ideal with close proximity to NAIT and Macewan, quiet mature street, tons of parking, close to transit, easy commuting and centrally located, you can't get much better. The home itself is 2 bedrooms up, 2 down, 2 full bathrooms, 2 kitchen, a side entrance and has plenty of natural light and great curb appeal. Come have a look for yourself!

Listing Presented By:



Originally Listed by:  
Sweetly

[selena@realtysa.ca](mailto:selena@realtysa.ca)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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