



## 11614 111 Avenue Edmonton AB

\$324,900

Welcome to Prince Rupert Community. A beautiful area with large mature trees, parks and amenities. NAIT and Kingsway are walking distance away and the downtown core is only a 5 minute drive. Inside has been FULLY RENOVATED featuring commercial grade vinyl plank throughout. As well an updated kitchen with stainless steel appliances. This property has a big yard and OVERSIZED HEATED DOUBLE GARAGE with 9 foot ceilings and 240v plugs. Comfortably park 2 vehicles or use as a hobby shop. The Basement is unfinished but has new windows, foam boarded walls and spray foamed joists cavities for extra air sealing and insulation. Main Sewer line was replaced in 2015. Come check it out, the renovations are stunning and the short distance to major universities and downtown makes it a great investment/rental property as well.

Listing Presented By:



Originally Listed by:  
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