



## Edmonton Alberta

\$448,900

GREAT VALUE MALMO PLAINS LOCATION... FIVE (5) BEDROOMS & TWO FULL BATHROOMS! (3 Bedrooms UP and 2 Bedrooms +SECOND IN-LAW KITCHEN & Bathroom in BASEMENT). THIS SOLID CURB APPEAL PROPERTY is on a 50ft X 120ft LOT that has a Sunny South Yard plus a Single Car Garage with extra parking. Home has CENTRAL A/C, and the Shingles were replaced in 2016 (5K), Stackable Wash/Dryer is newer (2022), Basement fridge (2021), and the Hot Water Tank was replaced in 2017. Basement wiring was professionally upgraded with City Permit in 2019 (3.4K). Freshly painted and ready to move-in! Close to Southgate Mall (walking path in alley connects to the LRT and Mall pedestrian overpass), schools, transit and only minutes to U of A! Immediate possession is available! (id:6769)

Living room 4.84 m X 4.69 m

Dining room 3.49 m X 2.37 m

Kitchen 2.54 m X 2.34 m

Primary Bedroom 4.1 m X 3.1 m

Bedroom 2 4.1 m X 2.74 m

Bedroom 3 2.43 m X 3.1 m

Family room 3.87 m X 7.37 m

Bedroom 4 4.04 m X 4.08 m

Bedroom 5 3.25 m X 4.22 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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