



## 11829 44 Street Edmonton AB

\$269,000

ATTENTION INVESTORS!!! Welcome to Beacon Heights! This LARGE 1225 sq.ft. bungalow is bright and open and is situated on a quiet tree-lined street. New roof on the house and garage. When you enter you will notice how bright the front living room is with great natural light through the many large windows. The home has 4 bedrooms (2-up,2-down), 2 bathrooms a fully-finished lower level. The lower level has a large rec room, laundry area and tons of storage! This home would be a great rental or build some instant equity with some quick improvements. The large lot at 50'x130' also has the potential to be a great holding property for future redevelopment. An oversize detached single garage off the rear lane. So much potential for the price! Close to schools, parks, public transit and shopping.

Listing Presented By:



Originally Listed by:  
Greater Property Group

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