



## 12036 89 Street Edmonton AB

\$259,900

Great opportunity for first time home buyers/investors. This cute little home is situated on a large lot on a gorgeous tree lined street. This home has 2 bedrooms up, living room, , eat-in kitchen and 4 pc bath. Basement has cozy family room, and lots of space for an office/computer area, 3 pc bath, laundry room, furnace room, cold room and loads of storage. Upgrades: HIGH EFFECIENT FURNACE 2017, SHINGLES, 2017, replaced MAIN SEWER AND WATER LINE from house to street 2017, upgraded ELECTRICAL, ALL VINYL WINDOWS throughout, new FLOORING living room through to kitchen area. Enjoy summer BBQ's on your west facing deck. This home is close to parks, schools, public transportation, easy access to shopping, NAIT, LRT and Yellowhead. This fantastic central location is the perfect place to start new memories.

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

[christine@christinedowney.com](mailto:christine@christinedowney.com)  
<http://www.christinedowney.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)