



Edmonton Alberta

\$305,900

This cute as a button 1.5 story home is full of pleasant surprises & gives so many options! 1800 sq feet of living space! For the first time buyer it's an affordable property that allows you to enter the real estate market & purchase with confidence for the future. For the investor / developer this property is full rentable now & sits on a 709 m² (50 x 150) lot - options for redevelopment. With a large east facing window the morning sun fills the newly painted living room with natural light. The kitchen is open and has room for a smaller bistro table. On the main floor there are 2 bedrooms (one used as a dining room) & a 4 piece bath. Upstairs you will find 2 large bedrooms that allow for work from home flexibility. Venturing down stairs you will find a large family room that can accommodate a large movie screen & gaming area. The basement has a newer renovated 3 piece bathroom. The west facing back yard has fruit trees & potential for a future garage. Incredibly accessible to the yellowhead & downtown. (id:6769)

Family room 6.69 m X 8.54 m

Utility room 3.32 m X 3.12 m

Living room 3.51 m X 4.6 m

Kitchen 3.47 m X 3.19 m

Bedroom 2 3.27 m X 2.95 m

Bedroom 3 3.09 m X 2.98 m

Primary Bedroom 3.47 m X 3.19 m

Bedroom 4 3.44 m X 3 m

Listing Presented By:



Originally Listed by:
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