



## Edmonton Alberta

\$249,000

Pumpkin spice and everything nice! Where can you find a full size cleared lot with a cute house that is priced to sell? Zoned RF2, 32' wide x 142.6' long with a back lane. RV fenced yard. Infill potential for front back duplex and laneway houses. It has 2 BR + Den, 1+1 baths. Formal living and dining room. A modern kitchen and a basement summer kitchen, many newer windows and fixtures. Rent or live in now with a little more work. Done in last ten years, Sump pump, Shingles, Furnace, Hot water tank, and Attic Insulation. New sewer line in yard. New backflow valve in basement plumbing. The property and appliances are sold as is. It has been a rental. A perfect starter home. Close to beautiful dog park, cozy neighborhood shopping and schools. Quiet street but so convenient off 127 Street and CN work yard. Easy access to Yellowhead Trail, 127 Street and 97 Street. No heavy traffic. (id:6769)

Den 2.62 m X 4.72 m

Utility room 4.8 m X 2.64 m

Second Kitchen Measurements not available

Cold room Measurements not available

Living room 3.26 m X 3.11 m

Dining room Measurements not available

Kitchen 3.43 m X 5.63 m

Primary Bedroom 2.47 m X 5.07 m

Bedroom 2 2.45 m X 2.72 m

Mud room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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