



Edmonton Alberta

\$385,000

Welcome to this well-priced starter home in a convenient central location! Offering excellent value with numerous updates, including windows, doors, hot water tank, and kitchen cabinetry replaced in recent years. The upper level was freshly painted and professionally cleaned, including the furnace and ductwork. The main level features two bedrooms, while the fully developed basement offers an additional bedroom, second kitchen, bathroom, and shared side entrance. The basement suite is non-conforming. Situated on an approximately 50' x 125' lot, the spacious west-facing backyard provides plenty of room for play areas, RV parking, and outdoor enjoyment. Currently zoned RF2, the property offers future redevelopment potential for a possible side-by-side duplex with basement suites or potential subdivision into two lots for skinny homes, subject to City approval. Ample space is also available for a future triple or quad garage. A GREAT OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS, OR DEVELOPERS! (id:6769)

Bedroom 3 12.2 m X 7.2 m
Recreation room 12.2 m X 22.7 m
Second Kitchen 6.3 m X 10.6 m
Utility room 8.2 m X 19.6 m
Living room 12.7 m X 16.7 m

Dining room 3.8 m X 14.8 m
Kitchen 8.4 m X 13.1 m
Primary Bedroom 12.7 m X 14.1 m
Bedroom 2 12.2 m X 9.4 m

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000
Fax:
broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.