



## 13028 65 Street Edmonton AB

\$345,000

Great starter home or investment property! Great potential for renting or convert this home to Airbnb for higher cash flow. Main floor you'll find open concept layout living room with large windows & gorgeous engineer laminate floorings throughout. Spacious kitchen offers white-color kitchen cabinets & U-shape kitchen counter adjacent to dining area with bright windows. 3 sizable bedrooms & a full 4-piece bathroom. SEPARATE BASEMENT ENTRANCE leads you to a huge family room, 4th bedroom, 3-piece bathroom, kitchen area, laundry & utility room. Fully landscaped & fenced back yard & back lane to an oversized heated single garage with 220 volt. Best of all, this home has upgrades with: Fresh painting, New hot water tank (2023), shingle (2021), windows (2020), furnace (2019) & newer engineer laminate floorings. Carpet free home! Short walk to LRT & public transportation. Easy access to schools, shopping centre & all amenities! Quick possession available. Just move-in & enjoy!

Listing Presented By:



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