



## Edmonton Alberta

\$466,000

This NEWLY RENOVATED with 5 BEDS, 3 BATHS HOME with DOUBLE GARAGE, GRANITE COUNTERS, (2025) AIR-CONDITIONING SYSTEM, (2023) HWT, NEWER FURNACE, 40-YEAR SHINGLES LIFE, a SEPARATE ENTRANCE to the FULLY FINISHED NEWLY RENOVATED BASEMENT is Your STRATEGIC MULTIGENERATIONAL ASSET. This isn't just a home; it's a COMPOUNDING INTEREST with massive untapped EQUITY on a 6628 sq ft lot, offering privacy and autonomy for a Secondary Suite or a Future Garden Suite. Most 2026 builds use engineered materials. This home was BUILT DURING THE ERA OF TRUE CRAFTSMANSHIP. It has GOOD BONES--real lumber & STRUCTURAL INTEGRITY that STOOD THE TEST OF TIME. CREATED FOR INSTANT FORCED EQUITY. You aren't paying a developer's premium; you are CAPTURING THE VALUE YOURSELF. Steps to Schools saving 30 minutes a day on school commutes equals 120 hours a year of RECLAIMED LIFE. (id:6769)

Family room 4.6 m X 3.42 m  
 Bedroom 4 5.45 m X 3.53 m  
 Bedroom 5 3.4 m X 2.56 m  
 Utility room 3.28 m X 3.09 m  
 Living room 5.02 m X 3.94 m

Dining room 3.51 m X 2.53 m  
 Kitchen 2.7 m X 2.45 m  
 Primary Bedroom 3.43 m X 3.26 m  
 Bedroom 2 3.28 m X 2.75 m  
 Bedroom 3 3.28 m X 2.77 m

Listing Presented By:



Originally Listed by:  
 MaxWell Polaris

<http://www.polarissells.com/agents/Rachel-Gubaton/>

**RE/MAX Elite**

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