



## Edmonton Alberta

\$245,000

Located on a quiet street in the neighbourhood of Delwood, this 1008 sq. ft. half duplex is perfectly situated near schools, public transit, and shopping. Offering four bedrooms, a den and two full bathrooms, this property is ideal for families or investors seeking a high potential asset. The main floor shows modern updates, including newer flooring, vinyl windows, and an updated kitchen. A private side entrance leads to a fully fenced backyard, perfect for outdoor enjoyment, and a single oversized detached garage for storage and convenience. With its location and upgrades, this property offers incredible potential for long-term growth and value. Don't miss out on this fantastic investment opportunity. (id:6769)

Den Measurements not available

Bedroom 4 Measurements not available

Living room 3.99 m X 4.63 m

Dining room 3.37 m X 2.34 m

Kitchen 2.25 m X 3.46 m

Primary Bedroom 3.91 m X 3.09 m

Bedroom 2 2.9 m X 3.1 m

Bedroom 3 3.9 m X 2.55 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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**RE/MAX Elite**

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