



## 13874 131B Avenue Edmonton AB

\$425,000

Pride of ownership. Discover this true gem with a double attached garage nestled in a peaceful Cul-De-Sac. This home offers a perfect blend of living comfort and convenience. On the main floor. It features 3 bedrooms and 2 bathrooms, a generously sized living room with high ceiling, a modern kitchen that offers great functionality and ample space for storage. The unfinished basement presents a blank canvas for your creative ideas, whether it's a recreation room, home office, or even a secondary suite to provide an additional revenue stream for investors. The expansive lot provides plenty of outdoor space for gardening, entertaining, or simply relaxing. This Home received a list of updates recently, including new vinyl plank flooring, new paint throughout, and a newer roof. With easy access to Yellowhead Trail and ST Albert Trail, this makes your daily commute a breeze. Close to all amenities. Don't miss out.

Listing Presented By:



Originally Listed by:  
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