



## 30 SOUTH RAM Crescent Devon AB

\$225,000

Roll up your sleeves and build instant equity! No where will you find a 800+ sqft bungalow with a double garage for this unbelievable price! Structurally sound from top to bottom this is a great opportunity to get into the housing market, purchase a new rental property or even a flip. The home features a bright kitchen with updated cabinets (2016), good sized living room with access to a covered 3 season sunroom, 2 beds on main floor & a finished basement. The fully fenced yard is perfect for the kids and pets and has a 20x20 garage. Price has been adjusted far below market value to accommodate the need for an upgraded furnace, HWT, shingles & cosmetic updates. Devon offers the best access to EIA, Nisku, Acheson, plus all the best shopping available in the city in just 15 minutes; while having all the day to day amenities covered.

Listing Presented By:



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