



## 3519 13 Avenue Edmonton AB

\$399,900

This fantastic starter or revenue property situated at 45\*115 lot which is idle for future redevelopment under the new city bylaws. FRESHLY RENOVATED which includes FLOORING, KITCHEN CABINETS, COUNTERTOPS, BATHROOMS, PAINT AND MUCH MORE) in South East Edmonton Crawford Plains community. This home accommodates 3 bedrooms and 2 bathrooms. The main level of this home includes a living room with cozy wood fireplace, a dining space, and a bright kitchen with breakfast nook. Easy access to your sunny South facing private backyard! Upstairs you will find the large primary bedroom which shares the main 4pc. bathroom with one secondary bedroom. The lower level is finished with a third room, ideal for guests or a home office, laundry area and a 3pc. bath. This house located on big lot 481m2 quiet street, close to all amenities and Anthony Henday. A must see home!!!

Listing Presented By:



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