



## Edmonton Alberta

\$279,900

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

INCREDIBLE, QUIET, LOCATION BACKING DIRECTLY ON KINNAIRD RAVINE with treed Virginia Park in front! Fix it up, or tear it down & build your dream home. TO MAKE IT COZY & LIVABLE again will require new flooring and baseboards on the main floor (the old hardwood has been removed) & most people would paint it. The kitchen cabinets are newer and the bath room was renovated recently with a claw foot tub. It also features solid wood doors. The 60 amp electrical may need to be upgraded to obtain insurance, but with the gas stove there is plenty of power to run the house. The furnace & hot water tank are about 10 yrs old. Basement has low ceiling. THE LOT is 33' wide & 133' deep on the West side, & 110' deep on the East side, so an average depth of 120'. Within the same block, a home sold in July for \$1,118,000 on a 33' lot. The new housing planned for the exhibition grounds will improve the area even more. Close to Downtown, the Coliseum, Rogers Place, Concordia University & more. Wildlife sightings common. (id:6769)

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available



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