



## Edmonton Alberta

\$384,900

Fantastic investment opportunity in the desirable community of Cromdale! This charming 1.5-storey home offers 1,179 sq. ft. of inviting living space and backs onto the serene Kinnaird Ravine, providing peaceful, treed views right in the city. Inside, you'll find 3 bedrooms + 2 full bathrooms. Just over \$20,000 of some upgrades add peace of mind, including weeping tile, newer gutters, roof, and hot water tank. The low-maintenance backyard is perfect for relaxing or entertaining, with a patio and double detached garage, walk out your backyard right to the Ravine. The lot measures 10.1m x 36.5m (367.49 sq.m) and holds fantastic redevelopment potential. Enjoy unbeatable convenience -- minutes from downtown, the river valley trail system, schools, shopping, and public transit. Whether you're a first-time buyer, savvy investor, or simply looking for a tranquil home in an ideal location, this property offers exceptional value and opportunity! (id:6769)

Living room 7.94 m X 3.54 m

Dining room Measurements not available

Kitchen 4.31 m X 2.46 m

Primary Bedroom 3.31 m X 2.96 m

Bedroom 2 3.26 m X 2.46 m

Bedroom 3 5.19 m X 4.15 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.debisells.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)