



## Edmonton Alberta

\$160,000

RENOVATION-FRIENDLY 3 BEDROOM IN LAURENTIAN TIPASKAN A great opportunity for investors or first-time buyers looking to add value! This 3-bedroom, 1-bath townhome offers over 1,000 sq ft of living space in the desirable community of Tipaskan. The home is functional and features a newer furnace and in-suite laundry, making it the perfect canvas for your updates. The layout includes a spacious main floor, large windows for natural light, and a North-facing fenced yard ideal for summer evenings. While the interior shows wear and is dated, it's priced accordingly—offering excellent potential for a cosmetic renovation or long-term investment. Assigned parking is included, and the location is hard to beat—just minutes from Grey Nuns Hospital, Anthony Henday, schools, parks, shopping, and public transit. A smart buy for those looking to build equity or grow their portfolio. Don't miss this value-packed opportunity! (Some photos have been staged or digitally modified.) (id:6769)

Living room 4.07 x 4.14

Dining room 2.24 x 2.23

Kitchen 2.16 x 2.23

Family room Measurements not available

Primary Bedroom 3.05 x 3.66

Bedroom 2 2.91 x 2.58

Bedroom 3 2.93 x 3.20

Listing Presented By:



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