



## 9026 58 Street Edmonton AB

\$325,000

Benefit from recent neighbourhood renewal in Ottewell with this 4 bedroom half-duplex, just blocks from both schools and shopping centres. New extra-wide sidewalks are in, and you're only 3 blocks from the school, spray park, and community league. With 3 bedrooms upstairs and another in the basement, you'll have a hard time finding better value in this established area. Beautiful hardwood floors, upgraded windows, and a high-efficiency furnace with HEPA air filter are some of the great perks of this house. The partly-finished basement could be your chance to kick it up to the next level. With a separate entrance, you could even add a basement suite. While you're at it, why not build a garage out back? A big opportunity for a small price!

Listing Presented By:



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