



## Edmonton Alberta

\$649,900

Nestled in the heart of sought after STRATHEARN, this 2 bdrm gem is sitting on a massive 8951.91 sq foot pie shaped lot! This property offers endless possibilities for investors, developers, and handyperson(s) with a vision. The main floor boasts vaulted ceilings, a spacious living area, kitchen and dining space. The kitchen features 2 newer appliances, induction stove and fridge. Down the hall is the primary suite with 4 pce. ensuite and built in California closet organizers! An additional bedroom and 4 pce. bath completes the main floor. The basement is undeveloped and waiting for your vision. The backyard is fully enclosed with a newer fence, featuring a double gate for all of your RV needs. The OVERSIZED garage (30.8x22.9 ft) is insulated, heated and has the ability to fit a third car at the back, plus two up front. Newer roof on the house and garage. Walking distance to an elementary school, LRT, river valley and shopping. Minutes to downtown, this location cannot be beat! (id:6769)

Living room 4.15 m X 6.17 m

Dining room 3.07 m X 3.73 m

Kitchen 3.59 m X 3.44 m

Primary Bedroom 3.61 m X 4.62 m

Bedroom 2 3.09 m X 2.76 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca