



## Edmonton Alberta

**\$189,888**

Spacious 3 bedroom 2 story in McCauley. Large enclosed front porch. Fantastic layout and loads of potential. All the rooms are generous. South back yard/deck access from kitchen, main floor 2 piece bath. 3 bedrooms upstairs, including the primary, which has a large enclosed balcony . 4 piece main bath , and original claw foot tub. Home needs TLC/deep clean. Single garage/ new door Upgrades include water and sewer lines, shingles on house, and new west foundation wall. Currently rented for \$1400/month with long term tenants (12 years) who would like to stay. (id:6769)

Living room 3.48 m X 4.31 m

Primary Bedroom 4.84 m X 3.3 m

Dining room 3.18 m X 3.48 m

Bedroom 2 3.44 m X 3.17 m

Kitchen 3.5 m X 5.02 m

Bedroom 3 4.18 m X 3.34 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate

<http://www.roxannehomes.com/>



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