



Edmonton Alberta

\$389,900

McCauley Investment Opportunity! Featuring over 1,290 Sq. Ft. above grade + 1,000 Sq. Ft. in the basement unit ~ with a total of 6 bedrooms and 2 full baths plus separate laundry for each. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, high wood fencing, basement kitchen, both bathrooms, hot water tank, brand new boiler heating system with independent control for each level (3 loop thermostat). Main floor offers a gorgeous & bright living room with vintage ornamental fireplace, large windows, laminate floors & 3 entrances (front, rear & side). Basement has 2 separate entrance points (side & rear), high ceilings & tons of windows. Lots of additional storage room as well. Exterior rear staircase leads to a separate finished attic space for potential storage. Exterior stucco has been freshly painted with new fascia & eaves. Nice size yard + older single detached garage. Quick access to Downtown, Little Italy shops and public transportation. (id:6769)

Bedroom 5 2.6 m X 3.92 m
 Bedroom 6 2.94 m X 3.39 m
 Second Kitchen 3.66 m X 3.61 m
 Laundry room 2.38 m X 2.33 m
 Living room 3.83 m X 4.87 m
 Kitchen 3.85 m X 3.33 m

Primary Bedroom 3.7 m X 3.4 m
 Bedroom 2 2.64 m X 3.28 m
 Bedroom 3 3.23 m X 2.33 m
 Bedroom 4 3.69 m X 3.28 m
 Laundry room 1.89 m X 2.32 m

Listing Presented By:



Originally Listed by:
 RE/MAX River City

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
 Fax:
 executive@eliterealestate.ca