



## Edmonton Alberta

\$439,900

"Welcome to Allendale, one of Edmonton's best University communities. This is an ideal buy and hold property to build the dream home or investment alike. This 3 bedroom, 2 bath home is still very liveable with many years to go. Freshly painted main floor, lots of natural light, functional kitchen and living with rear deck. The lot is 45 x 127ft with comparable infills sold at over \$950K. Located just blocks from Allendale School and minutes from Mount Pleasant School's sought-after Cogito program. Enjoy quick access to the University of Alberta, Whyte Avenue, shopping, restaurants, services, parks and bike paths--all within a mature, tree-lined neighbourhood. Live in it, rent it out, or hold it until you're ready to build. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room 13'3" x 17'

Dining room 14'2" x 10'

Kitchen 12'4" x 11'

Primary Bedroom 9'2" x 11'6"

Bedroom 2 13' x 10'6"

Bedroom 3 13'5" x 11'

Listing Presented By:



Originally Listed by:  
Logic Realty



**REMAX Excellence**

201, 5607-199 Street, Edmonton,  
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.