



## Edmonton Alberta

\$324,998

ATTENTION INVESTORS, FIRST TIME HOMEBUYERS!! Renovated bungalow with legal basement suite, with separate entrance. NEW: sewer line, & check valve, 6' wooden fence, vinyl click flooring, front & rear deck, washrooms, paint, 3 windows, dryer venting & interior doors. Appliances come with a 15 month warranty. Roof is approx 5 yrs old, & 2 yr old hot water tank. Located on a bright and sunny corner lot in the heart of McCauley, close to shopping, restaurants, etc.. Detached single car garage at rear of house. 2 separate breaker panels/100 amps each. Don't miss out on affordable living, with a tenant helper!! Property is vacant. (id:6769)

Bedroom 3 11'2" x 10'2"

Bedroom 4 12'9" x 14'4"

Second Kitchen 9'8" x 13'1"

Laundry room 6'8" x 5'10"

Storage 5'2" x 8'7"

Living room 12'10" x 20'8"

Kitchen 12'9" x 14'

Family room 12'10" x 20'8"

Primary Bedroom 10'9" x 11'4"

Bedroom 2 10'8" x 10'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



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