



## Edmonton Alberta

\$529,900

ATTENTION INVESTORS/ DEVELOPERS/ FIRST TIME BUYERS! PRIME LOCATION in PARKALLEN!! Within walking distance of U OF A, WHYTE AVE, and BELGRAVIA LRT STATION. This 1486 SqFt 1.5 Storey home is sitting on a quiet tree lined cul-de-sac 45 x 130 lot (6,005 SqFt). Located just 8 minute walk to Bulgravia LRT station, 20 min walk to UofA campus, 10 minute walk to Whyte Ave shops, cafes, and restaurants. The main floor of this features the living room, dining room, kitchen with main floor laundry, a 4 pc bathroom, and a main floor bedroom. The upper level has 2 good sized bedrooms. The basement features a 4th bedroom, games room, a 3 pc bathroom, and the mechanical room. Large size backyard with a single detached garage. Most recent upgrades in this home include: NEW SEWER LINE (2024), Furnace, HWT, new dishwasher, and new washing machine. Original owners. Perfect home for first time buyer, investor, and a prime location for developers. (id:6769)

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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