



Edmonton Alberta

\$300,000

Welcome to Parkdale! This 3+1 bedroom, 2-storey half duplex offers an excellent opportunity for first-time buyers, small families, investors, or those looking for a renovation/flip project in a mature, central neighbourhood. Fresh paint throughout creates a bright, welcoming feel. The main floor features a spacious living room with cozy fireplace, an open kitchen with oak cabinetry, newer appliances and a formal dining area. Upstairs offers 3 generous bedrooms and a 4-piece bath. The partially finished basement includes an additional bedroom and flexible open space, plus a NEW hot water tank (2024). Outside, enjoy a fully fenced private yard and an oversized double detached garage with opener, controller and loft for added storage. Walking distance to shopping, schools and transit, with easy access to downtown, NAIT and major amenities. A great opportunity to build equity and make this home your own! (id:6769)

Bedroom 4 2.28 m X 3.26 m

Living room 3.51 m X 5.45 m

Dining room 3.55 m X 2.67 m

Kitchen 3.1 m X 2.55 m

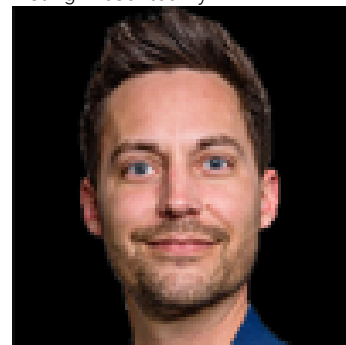
Den 2.22 m X 2.95 m

Primary Bedroom 3.32 m X 4.55 m

Bedroom 2 2.66 m X 3.79 m

Bedroom 3 2.43 m X 3.02 m

Listing Presented By:



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