



## Edmonton Alberta

\$408,900

Welcome to this fantastic opportunity in a CONVENIENT LOCATION, perfect for FIRST TIME HOME BUYERS or SAVVY INVESTORS looking to BUILD EQUITY and GENERATE INCOME. This well laid out home offers a SPACIOUS and FUNCTIONAL FLOOR PLAN with plenty of NATURAL LIGHT throughout. The main living area flows seamlessly into the kitchen and dining space, creating a WARM and INVITING atmosphere ideal for everyday living or entertaining guests. GENEROUS SIZED BEDROOMS provide comfort and flexibility for families, roommates, or tenants. The layout also allows for POTENTIAL SUITE DEVELOPMENT or RENTAL OPPORTUNITIES, making it an excellent investment choice. Situated close to SCHOOLS, SHOPPING, PUBLIC TRANSIT, PARKS, and MAJOR ROADWAYS, this property offers both CONVENIENCE and LONG TERM VALUE. Whether you are ENTERING THE MARKET or EXPANDING YOUR PORTFOLIO, this home presents a GREAT OPPORTUNITY with STRONG UPSIDE POTENTIAL in a GROWING AREA. Customize, improve, and maximize value!!! MOVE IN READY! GREAT LOCATION!! NOW!! (id:6769)

Bedroom 4 3.00 x 3.02

Second Kitchen 2.33 x 2.37

Utility room 2.06 x 2.39

Living room 3.73 x 4.39

Dining room 2.96 x 2.57

Kitchen 4.30 x 3.54

Laundry room 1.61 x 2.06

Other 2.39 x 1.82

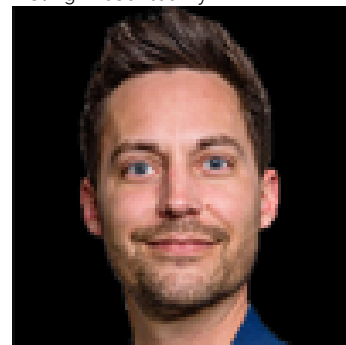
Primary Bedroom 3.73 x 3.63

Bedroom 2 2.72 x 3.78

Bedroom 3 3.18 x 2.74

Laundry room 1.19 x 0.95

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.edmontonsells.com/>



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