



## Edmonton Alberta

\$375,000

Attention first-time buyers and investors! This 1096 sq.ft. 4 bedroom, 2 full bathroom house with an IN-LAW SUITE has so much potential, especially since it's nestled on a 60 x 124 ft. West-backing lot! It really is an ideal family home as you're close to playgrounds (one is right across the street), schools, and also to major thoroughfares for an easy commute. The layout is ideal as the main level has vaulted ceilings in the large living and dining room area, which wraps around into the kitchen, and down the hall are the three bedrooms and the full bathroom. The basement has SEPARATE ENTRY, a SECOND KITCHEN, bedroom, and full bathroom. Outside is the large yard with an over-sized detached double garage. Numerous updates were done to the home previously, but since it's tenant occupied it might need a bit of cosmetic work, or just move right in as is. Come check out this home and see the potential it has! (id:6769)

Bedroom 4 3.53 x 5.37

Utility room 1.16 x 1.95

Laundry room 3.65 x 1.41

Second Kitchen 3.54 x 2.23

Other 1.87 x 2.51

Bedroom 5 3.54 x 5.18

Living room 4.57 x 3.88

Dining room 2.55 x 3.08

Kitchen 2.84 x 2.75

Primary Bedroom 3.79 x 3.76

Bedroom 2 3.05 x 2.62

Bedroom 3 2.91 x 3.40

Listing Presented By:



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