



## Edmonton Alberta

\$434,900

Look no further! This beautifully updated 1,458 sq.ft home offers incredible space, character & future investment potential, including the possibility of developing a secondary basement suite. The major updates have been professionally completed including: new furnace, hot water tank, air conditioning, ALL windows, siding, electrical panel, sewer lines, & plumbing!! Renovated kitchen with quartz countertops, new appliances including a gas range. New vinyl plank flooring. The main floor features primary bedroom & renovated 4-piece bath. Upstairs you'll find two additional bedrooms, a 3-piece bath & versatile bonus room. The finished basement offers an additional bedroom, large family room with a bar area, laundry room & roughed-in bathroom. The heated double garage features 220-volt power service, large rear driveway accommodates two larger vehicles. Nestled on a beautiful tree-lined street in a prime, safe & quiet street. A rare opportunity for families, investors or anyone looking for more space! (id:6769)

Bedroom 4 3.16 m X 3.59 m

Recreation room 7.47 m X 3.56 m

Laundry room 4.02 m X 3.59 m

Living room 5.18 m X 3.8 m

Dining room 2.55 m X 3.79 m

Kitchen 2.82 m X 3.81 m

Bedroom 2 3.42 m X 3.8 m

Primary Bedroom 3.43 m X 4.13 m

Bedroom 3 2.56 m X 4.13 m

Listing Presented By:



Originally Listed by:  
Sable Realty

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.