



Edmonton Alberta

\$489,990

Perfectly tucked away--MOMENTS to WHITEMUD, 170th & HENDAY, yet on a quiet street w/ FRIENDLY neighbours...BACKING ONTO A SECRET PARK & HILL for sledding & hangs...BLOCKS FROM ELMWOOD SPRAY PARK, H.E. BERIAULT & HILLCREST SCHOOL, plus a short walk to RIO PARK, PATRICIA RAVINE, and the RIVER VALLEY! This SPECIAL UPGRADED GEM offers a SECOND KITCHEN w/ its OWN SEPARATE ENTRY, ideal as an in-law suite. Upper level is currently home to LOVELY LONG-TERM TENANTS. Nearly all NEWER VINYL WINDOWS, SHINGLES ('21), HWT ('17) & more. Pride of ownership everywhere: Garage gutter guards, landscaping, tree care, SEWER LINE CLEANOUT. Bi-level w/ HUGE WINDOWS up & down + TWO LAUNDRY SETS. Updated upper kitchen w/ SS appliances, tons of counters & EXTRA BUILT-INS. Basement has a WOOD-BURNING FIREPLACE, full 2nd kitchen, large window to the yard & oversized 4th bedroom. RV PARKING at the back! Endless possibilities, undeniable value--make a smart move in this changing market. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Laundry room Measurements not available

Utility room Measurements not available

Storage Measurements not available

Second Kitchen Measurements not available

Living room 3.47 m x Measurements not available

Dining room 2.03 m x Measurements not available

Kitchen 4.13 m x Measurements not available

Primary Bedroom 3.48 m x Measurements not available

Bedroom 2 3.49 m x Measurements not available

Bedroom 3 3.06 m x Measurements not available

Listing Presented By:



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The Good Real Estate Company

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



RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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