



## Edmonton Alberta

\$269,000

Affordable, charming, and full of opportunity! Perfect for a first-time home buyer or investor looking for a potential MLI Select opportunity, this character-filled property is located just minutes from all of Edmonton's downtown amenities. Situated on a corner lot with expansive green space and great convenience the property offers a double detached garage and extra off-street parking. Inside, the main floor features updated flooring, two spacious bedrooms, a 4-piece bath, and loads of natural light that highlight the home's cozy, timeless charm. A separate entrance leads to the fully finished basement, complete with its own kitchen, living area, bedroom, 3-piece bath and laundry -- an ideal rental suite. Whether you're looking to get into the market with your first home or seeking a smart investment opportunity, this affordable gem has plenty to offer! (id:6769)

Bedroom 2 2.74 m X 3.91 m

Second Kitchen 3 m X 3.96 m

Utility room 1.53 m X 1.91 m

Laundry room 5.37 m X 2.09 m

Living room 3.31 m X 4.62 m

Kitchen 3.71 m X 2.48 m

Den 3.21 m X 3 m

Primary Bedroom 3.09 m X 3.52 m

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<https://www.markoandmike.com/>

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