



## Edmonton Alberta

\$269,900

Steps from Little Italy & Chinatown, this extensively upgraded home in McCauley offers excellent growth due to Downtown revitalization. Added VALUE: OVER \$100K spent in major renovations (complete by prof. licensed trades). 33'x122' RM Zoned lot allowing for variety of medium density options. 1,230 SF + fully finished basement features 4+1 Bdrms, 3 kitchens, 3 full baths, single garage, large shed & separate entrances to main, upper & lower levels--offering ample living arrangements. Major renovations (2021-2026) emphasize long-term durability & efficiency: reinforced foundation & waterproofing, roof/chimney, fascia/eaves, new windows (main & upper) with a new basement egress, new electrical & plumbing, HE 2-stage furnace (quiet), power-vented HWT, sump pump, new doors & flooring. Stainless steel appliances & main floor laundry add versatility. Walk to all shops & amenities. Solid opportunity for investors, buyers & builders alike. Currently generating \$3050/mo. \*Some photos edited & virtually staged. (id:6769)

Second Kitchen 2.15 m X 2.32 m

Bedroom 5 2.03 m X 3.03 m

Storage 3.89 m X 1.59 m

Living room 3.38 m X 3.6 m

Dining room 2.38 m X 3.64 m

Kitchen 3.01 m X 5.11 m

Primary Bedroom 2.76 m X 3.56 m

Bedroom 2 2.1 m X 2.79 m

Bedroom 3 3.96 m X 2.85 m

Bedroom 4 2.57 m X 3.59 m

Second Kitchen 2.57 m X 2.16 m

Listing Presented By:



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