



## Edmonton Alberta

\$600,000

OPPORTUNITY KNOCKS! Situated on a MASSIVE 50'X150' (696 Sq.M.) lot, this bright and cheery semi-bungalow is an excellent investment property with rental potential or as an infill project. Located in the prestigious neighbourhood of GLENORA, this 1,217+ sq. ft. home features 3+1 Bedrooms, 2 Bathrooms, a separate entrance to the fully finished basement, newer vinyl windows, hardwood & ceramic flooring, a new furnace and HRV unit. This home is centrally located on a wonderful tree-lined street and offers so much flexibility and versatility. Close to all amenities, including LRT, Schools & Playgrounds, the Edmonton River Valley Trail System, MacEwan University, the University of Alberta, and Downtown. GET HERE FIRST (id:6769)

Family room 8.54 m X 4.6 m

Bedroom 4 3.8 m X 3.1 m

Living room 5.75 m X 3.7 m

Dining room 3.23 m X 3 m

Kitchen 3.58 m X 2.9 m

Primary Bedroom 3.19 m X 3.9 m

Bedroom 2 3.24 m X 4.1 m

Bedroom 3 3.53 m X 4.2 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.jennynarine.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.