



## Edmonton Alberta

\$265,000

Welcome to this EXTENSIVELY RENOVATED beautiful 3 bedroom 1 1/2 storey in CALDER. Great INVESTMENT OPPORTUNITY and currently has tenant that would like to stay. Welcomed by newer VINYL PLANK flooring, your MAIN FLOOR boasts a bright living room, renovated kitchen with QUARTZ & newer STAINLESS STEEL APPLIANCES, generous dining area plus a back door with access to the deck & yard. Primary bedroom and a 3 pc. bathroom complete the main floor. Upstairs features a DEN/OFFICE SPACE, 2 ADDITIONAL BEDROOMS, another 3 pc. bathroom and upper LAUNDRY! The basement is awaiting development and offers great additional space. Upgrades include newer FURNACE, HOT WATER TANK, VINYL WINDOWS and SHINGLES! Nice inviting back yard, FENCED & LANDSCAPED with fire pit, deck & mature trees plus a SINGLE DETACHED GARAGE! Easy access to the schools & Downtown Edmonton. Don't miss this opportunity! (id:6769)

Living room 4.04 m X 3.91 m

Dining room 3.52 m X 2.89 m

Kitchen 3.53 m X 3.26 m

Primary Bedroom 3.02 m X 3.01 m

Den 2.19 m X 2.28 m

Bedroom 2 2.68 m X 3.31 m

Bedroom 3 3.17 m X 2.64 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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