



## Edmonton Alberta

\$365,000

3 bedroom 2 storey located at the sought after La Parle neighbourhood with close proximity to schools, parks, bus and shops. Bright and open. Carpet steam cleaned. Recent upgrades including newer shingles, newer hot water tank, washer, triple pane windows and newer furnace. Cozy living room with large windows flooded with natural light. Open kitchen with eating area and rear door to fully fenced backyard. Upstairs features 3 spacious bedrooms and 4 pcs bath. Basement fully finished with family room, laundry room with ample storage. Great location with back lane access and parking stalls. Seller to provide title insurance in lieu of real property report. Dishwasher sold as is. Quick possession. Ideal starter home. (id:6769)

Family room 5.6 m X 5 m

Laundry room 5 m X 3.1 m

Living room 6 m X 4 m

Kitchen 4 m X 3.3 m

Primary Bedroom 4.6 m X 3.8 m

Bedroom 2 3.8 m X 2.5 m

Bedroom 3 3.1 m X 2.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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