



Edmonton Alberta

\$449,000

SWEET RITCHIE LOCATION! This UPGRADED & ADORABLE 2 bed/1 full bath home is finished top to bottom and is a LOVELY PLACE TO LAND. 1537 SF TOTAL LIVING SPACE. Sitting on a large corner lot (42' X 130' or 508 M2) enjoy large BACK & FRONT YARDS - the south facing backyard boasts a massive raspberry patch, plum trees & strawberries. The front north facing yard is so private and cool on those hot summer nights. 3/4 of the entire yard has newer 6' fencing. SO PRIVATE. The kitchen boasts a New Stove & Dishwasher (2021). Natural light floods into the house from every angle. CLOSE TO EVERYTHING - including 4 Corners (ICE CREAM & SHOPS!) & MILL CREEK RAVINE - with trails connected to the city at large. Amazing location. THE HOUSE IS UPGRADED WITH: Basement renovation with 2 framing & Rockwool Insulation & LVP (2024), HIGH EFF'T FURNACE/HOT WATER TANK (2024), SHINGLES (approx.2019), 100 AMP PANEL (Approx. 2013). Insulated garage - never have to plug in the car. UNREAL opportunity! LIVE, RENT or RE-DEVELOP! (id:6769)

Laundry room 2.58 m X 3.35 m

Recreation room 4.45 m X 3.26 m

Utility room 2.25 m X 2.03 m

Living room 4.88 m X 3.56 m

Dining room 2.83 m X 3.51 m

Kitchen 2.91 m X 4.26 m

Primary Bedroom 3.39 m X 2.87 m

Bedroom 2 2.83 m X 3.61 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



Royal

Le Page Noralta Spruce Grove

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royallepage.ca

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.