



GRASSROOTS
REALTY GROUP

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14606 118 Street
Edmonton, Alberta

MLS # A2321202



\$199,000

Division:	Caernarvon		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	532 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RF5
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: N/A

Welcome to this beautifully renovated duplex condominium in Edmonton, offering the perfect blend of comfort, convenience, and value. Backing onto a large green space, this home provides plenty of room to enjoy the outdoors while maintaining a peaceful setting. The property has been extensively updated, with major improvements including new windows and whipping tiles completed approximately 10 years ago, a new roof installed 5 years ago, and a full interior renovation completed within the last 5 years. These updates provide modern finishes and peace of mind for years to come. Ideally located close to a daycare, public elementary school, and a variety of shopping amenities, this home is perfect for families, first time buyers, or investors looking for a move in ready property in a convenient location. Don't miss this opportunity to own a well maintained and updated home with a spacious green space right outside your door.