



## Edmonton Alberta

\$324,900

**AFFORDABLE & ADORABLE.** This three bedroom/two full bath bungalow is a perfect starter home or investment property. With 1300+ SF of living space the house is bathed in natural light all day long. With a large EAST FACING backyard and a DOUBLE DETACHED GARAGE you can't go wrong. SUPER CONVENIENT LOCATION close to our jaw-dropping River Valley, the Yellowhead Freeway, Wayne Gretzky drive, major grocery stores, gas, restaurants - all of it. And yet the house is tucked into a lovely residential neighbourhood where the neighbours look out for one another. 100 Amp panel & 2024 HIGH EFFICIENT FURNACE. FRESHLY PAINTED THROUGHOUT. Gorgeous cherry coloured hardwood in the living room which boasts a lovely front window for the afternoon light to stream through. Newton has two elementary schools and three parks along with a small commercial centre located down the street that even has a BOWLING ALLEY. Tons of storage. Backyard fires and BBQs away in your new home or investment property. (id:6769)

Bedroom 3 2.46 m X 3.33 m

Recreation room 3.59 m X 9.29 m

Storage 0.96 m X 1.65 m

Utility room 2.72 m X 4.32 m

Living room 3.71 m X 6.03 m

Kitchen 2.91 m X 4.2 m

Primary Bedroom 3.68 m X 3.39 m

Bedroom 2 2.88 m X 3.55 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

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