



## Edmonton Alberta

\$439,900

INVESTMENT OPPORTUNITY IN MCKERNAN! This raised bungalow has nearly 1000 sq. ft. on the main floor PLUS a fully developed basement w. SECOND KITCHEN and SEPARATE ENTRANCE. The main floor and basement EACH HAVE THEIR OWN 100 AMP PANEL. The main floor has bright spacious kitchen that has been upgraded. Two bedrooms on main and a four piece bathroom also upgraded. Lovely living room with decorative fireplace for ambiance. Original oak hardwood floors on main. Basement has SEPARATE ENTRANCE, SECOND KITCHEN, laundry, bedroom, and rec area. Large windows for natural light. Sewer line already replaced (\$25000). Front and back steps rebuilt as well as stairs leading to basement. Fenced with interlocking brick sidewalks. NEW HOT WATER TANK '24. Walk to U OF A Campus! (id:6769)

Family room 3.91 m X 4.77 m

Bedroom 3 3.25 m X 4.86 m

Living room 3.81 m X 4.9 m

Dining room 3.24 m X 3 m

Kitchen 3.07 m X 3.72 m

Primary Bedroom 3.24 m X 3.68 m

Bedroom 2 3.17 m X 4.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.sharonryan.ca/>



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