



## 10509 63 Avenue Edmonton AB

\$394,000

ATTENTION INVESTORS AND FIRST TIME HOMEBUYERS! This charming bungalow in the sought-after Allendale neighborhood is just steps away from the University of Alberta, the River Valley, and Whyte Avenue. With easy access to the LRT, bus routes, bike paths, and within walking distance from schools, Downtown, and all amenities, this home offers convenience and comfort. The main floor boasts 2 bedrooms, a 3-piece bathroom, a dine-in kitchen, and a spacious living room, while the fully finished basement adds another bedroom, a 4-piece bath, a recreational area, and a laundry room. In excellent condition, this property is perfect for families or as a rental investment in a growing area where property values are on the rise.

Listing Presented By:



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