



## 11913 70 Street Edmonton AB

\$240,000

Welcome to this charming detached bungalow in the sought-after Montrose community! Nestled in a mature, family-friendly neighborhood, this home blends comfort, convenience, and investment potential. The main level features a welcoming living room with large windows for abundant natural light, alongside a functional kitchen and dining area—perfect for daily living and entertaining. With two bright bedrooms and a bathroom, the main floor offers a cozy space for first-time buyers or small families. The fully finished basement provides additional versatile living space, perfect for recreation or relaxation. Outside, enjoy a detached double-car garage and a spacious backyard, ideal for gatherings or unwinding. Situated just minutes from schools, shopping centers, and parks, this home ensures a convenient lifestyle in a vibrant community. Whether you're investing or buying your first home, this bungalow offers versatile, worry-free living. Don't miss out on this incredible opportunity!

Listing Presented By:



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