



## 12436 ST ALBERT Trail Edmonton AB

\$369,900

Are you looking for an affordable single family home with double garage in an excellent location? This bungalow is waiting for new owners willing to do some sweat equity. This home has a bright and spacious living room which is open to the dining area with a view of the large backyard. The kitchen has lots of counterspace & upgraded cabinets. Good size 2 bedrooms and a 4-piece full bathroom on the main level. The basement has a bedroom, den and a rumpus room + roughed-in for a 2nd bathroom. There is a separate entrance to the basement for future development. The large backyard can accommodate a lot of family activities and/or gardening! A double garage with back lane access is ready to protect your valuable toys! Close to public transit, schools, parks & shops! Minutes to downtown Edmonton or Westmount Mall!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

loida@loidahomes.ca  
<http://www.loidahomes.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)