



3804 109 Avenue Edmonton AB

\$385,000

INVESTORS & FIRST-TIME BUYERS ALERT! Welcome to this ideal 1282 Sq. Ft Bungalow with open floor plan just one block from Ada Boulevard. This home boast of 3+1 bedrooms, 2 bath, Finished Partial Basement, and Double detached garage. Upon entry, you are welcomed unto laminate flooring in the Livingroom, Dining area and Kitchen that showcase tons of counter space, oak cabinets, a cupboard pantry plus a sizable island. Most recent renovations include Bedrooms flooring, Main Bathroom, Paint in addition to 2021 BASEMENT RENOS, 2021 ELECTRICAL UPGRADE, 2022 NEW ROOF & NEW HOTWATER TANK. Nice back yard with sizable deck and Double Detached Garage. Great property for first time home buyer with young family, Investors looking for returns or those who love being close to nature. Walking distance to RUNDLE PARK, SCHOOLS, SHOPPING, SWIMMING and all major amenities.

Listing Presented By:



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