



## 4034 117 Avenue Edmonton AB

\$240,000

Investor alert! Check out this bungalow on a LARGE LOT in Beverly Heights! Inside you are greeted with a big living room window allowing tons of natural light to the room. The traditional three bedroom layout upstairs is very versatile and is complete with a 4 piece bathroom. The corner kitchen has a window facing the backyard and plenty of cabinet space. Downstairs is a great flex area with two large rec spaces awaiting your personal touch. Excellent walk score location that is close to restaurants, shops, cafes, medical, public transportation, the Yellowhead and Anthony Henday, and plenty of other amenities. Don't miss your OPPORTUNITY TO OWN this space!

Listing Presented By:



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