



5210 48 st Barrhead AB

\$199,000

960sq uptown Bungalow situated on large 208' deep lot featuring easy walking distance to shopping and potential revenue producing basement suite. 2 main floor bedrooms w/ framed options for 2 additional bedrooms down stairs as well as two bathrooms and a second potential kitchen. Very clean and cared for main level includes attractive open kitchen, dining and living room plan. Recent thoughtful construction upgrades include modern hot water tank and peace of mind weeping tile upgrade along with shingles and more. Maturely landscaped yard with a Handy detached garage/ workshop which works well as per the corner lot three sided access. Excellent investment property opportunity with a potential kitchen and bathroom reinstall in the basement as it featured in the past. especially w/ SELLER OFFERING up to \$30,000 cash back at closing for basement finishing.

Listing Presented By:



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