



8116 72 Avenue Edmonton AB

\$475,000

LOCATION & LOT SIZE with this Avonmore bungalow! Situated just a street away from the LRT on a quiet, spacious pie-shaped lot, and a short walk to Avonmore School with its playground and splash park. Numerous updates over the years to this 2+1 bedroom, 2 bath home, most recently including a new deck and HWT. Bright sunny windows flood the cozy living room with light, flowing into the open dining area (ample space for a large dining table). Patio doors off the kitchen lead to the deck and huge backyard. Plenty of grassy area for kids to play, PLUS concrete RV pad with gate access. Parking is easy with street spots, a heated double garage, and a long driveway off the alley. The basement offers a relaxing space with a wet bar, gas fireplace, additional bedroom, and 3-piece bathroom. Extras include AC, 100AMP electrical, front yard irrigation system, and more. Endless possibilities with this well cared for home with new RS Zoning, potential basement suite, renovation options and a generous 823m² lot.

Listing Presented By:



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