



## 9408 100A Street Edmonton AB

\$399,999

Solid built 913 sq.ft. bungalow located on a prime lot in the extremely desirable neighborhood of Rosssdale in the city's river valley perfect for 1st time home buyer/investor or builder. Located steps from the river valley bike and walking trails and river. Features of the main floor include a huge living room, a functional kitchen with dining area, two good sized bedrooms ,pantry/storage room and a 3 piece bath. The fully finished basement offers an additional bedroom, a large rec room with wet bar, a spacious combination laundry room & 3 piece bath, storage room, and large open work area for all your handyman projects. Upgrades include metal roof, hi efficiency furnace and newer hot water tank.Fenced yard with single detached garage.Short walk up the hill to the downtown core and LRT line.Close to U of A, and Telus Field.

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company

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