



## 9604 75 Street Edmonton AB

\$399,900

GREAT OPPORTUNITY FOR FIRST TIME HOME BUYER OR INVESTOR! This exceptional bungalow, is ideally located just minutes from downtown Edmonton. Offering TOTAL 2480 square feet of well-designed living space, this home features 4 generous bedrooms--3 on the main floor and 1 in the FULLY FINISHED BASEMENT with SEPERATE KITCHEN & SIDE Door, providing plenty of room for families and guests. With 2 full bathrooms, convenience and comfort are assured. The finished basement presents an excellent opportunity for extended family living, adding to the home's versatility. Situated on a HUGE lot, this property also offers significant potential as an investment for future development. Its prime location near downtown provides easy access to business hubs, entertainment, and city amenities, making it a highly attractive rental option.

Listing Presented By:



Originally Listed by:  
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