



## Edmonton Alberta

\$389,000

Location, location, location--and this one truly earns it. Situated on a wide lot on a quiet street at 10124 88 Ave NW, this 800 sq ft bungalow offers exceptional walkability and long-term value. Less than a block from Saskatchewan Drive and Gateway Boulevard, you're steps to the River Valley and within easy walking distance of the community hall, ice rink, library, schools, parks, the University of Alberta, the U of A Hospital, major transit routes, and downtown. The home features five bedrooms with closets and 1.5 bathrooms, original hardwood flooring, and a kitchen with full-height cabinets and generous storage space. The fully finished basement includes three bedrooms, a half bath, and a utility room. With a detached single garage and wide lot in one of Edmonton's most desirable pockets, this property is ideal for rental income, multi-generational living, or future redevelopment--and truly an opportunity worth serious consideration. (id:6769)

Bedroom 3 3.4 m X 2.5 m

Bedroom 4 3.8 m X 3.8 m

Bedroom 5 4.6 m X 3.8 m

Living room 4.1 m X 4.9 m

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 3.8 m X 3.2 m

Bedroom 2 3.6 m X 2.8 m

Listing Presented By:



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