



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:



Originally Listed by:
 2% Realty Edge AB

<http://www.2percentpierre.ca/>



RE/MAX River City

13120 St Albert Trail NW,
 Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.