



## Edmonton Alberta

\$429,900

Incredible opportunity directly across from Forest Heights Elementary. This charming bungalow is just too good to tear down. With a legal basement suite previously rented for \$1,000/month, this is a fantastic option for a first-time buyer looking for a mortgage helper or an investor wanting to rent both levels. The home has been lovingly maintained with a regularly serviced furnace, a solid hot water tank, original hardwood floors, a cozy wood-burning fireplace, and fresh taps in both bathrooms. There are 2 bedrooms up and 2 bedrooms down, with big, bright windows throughout that make the spaces feel open and welcoming. This is one of those homes the owners never planned to sell ... the kind they thought they'd live in one day. Set on a quiet, tree-lined street in an absolutely prime location, you're minutes to downtown, the river valley, parks, trails, and all the things that make Edmonton such an incredible place to live. Maybe this is your next story! (id:6769)

Bedroom 3 3.04 m X 2.39 m

Bedroom 4 3.08 m X 3.33 m

Second Kitchen 2.47 m X 3.98 m

Storage 7.11 m X 2.24 m

Utility room 6.5 m X 6.44 m

Living room 3.65 m X 5.35 m

Dining room 2.76 m X 3.82 m

Kitchen 3.65 m X 5.35 m

Primary Bedroom 3.35 m X 3.68 m

Bedroom 2 3.34 m X 2.74 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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