



Edmonton Alberta

\$365,000

Welcome to Rosslyn, one of Edmonton's classic mature neighbourhoods! Perfect for first-time buyers or savvy investors, this charming bungalow features 3 bedrooms, 2 bathrooms, and endless potential. Sleep easy knowing all the major big-ticket items are already done: new furnace (2026), new shingles (Spring 2026), central A/C (2025), and a new electrical panel (2023). The main level offers a functional layout, while the basement includes a half bathroom, bedroom, rec room and cold storage room. Outside, you'll find a huge backyard with a garden shed, rain barrels, and an oversized, heated, and insulated single garage - ideal for winter mornings or a workshop setup. Located on tree-lined street close to top schools, parks, and major shopping hubs, with a seamless commute to both Downtown Edmonton and the vibrant Village at Griesbach. A solid, turnkey-mechanical home ready for your personal design touches. Don't miss out on this incredible value! *Some photos have been virtually staged (id:6769)

Family room 7.61m x 7.13m

Bedroom 3 3.47m x 2.87m

Bedroom 4 2.89m x 3.84m

Living room 3.99m x 6.27m

Kitchen 3.62m x 3.53m

Primary Bedroom 4.29m x 4.10m

Bedroom 2 3.62m x 3.04m

Listing Presented By:



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Royal LePage Noralta Real Estate



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