



## Edmonton Alberta

\$420,000

OPPORTUNITY KNOCKS! 60' wide frontage, rare 8,898 sq ft huge rectangular lot on a quiet street in High Park. 1175 sq ft mechanically sound and well maintained bungalow with a separate entrance to the fully finished basement. Large double garage. Newer on demand hot water, triple pane windows and shingles. Close to all amenities such as transportation, schools and shopping. Main floor features a spacious living room with large window. Formal dining room leads to the kitchen with a big window over the sink. Three good sized bedrooms and the main bath. Basement is fully finished with a large rec room that can be another bedroom, 4th bedroom, full bath and ample storage. Water softener, water distiller Enormous back yard with a double garage. Front ramp can be easily removed if preferred. Ideal for first time home buyer or savvy investor/developer. Priced right! The search is over! (id:6769)

Bedroom 4 Measurements not available

Recreation room Measurements not available

Living room 4.21 m X 5.08 m

Dining room 3.83 m X 3.84 m

Kitchen 3.85 m X 3.72 m

Primary Bedroom 3.44 m X 3.72 m

Bedroom 2 2.83 m X 3.42 m

Bedroom 3 2.79 m X 3.44 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.francisfan.com/>



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