



## Edmonton Alberta

\$369,000

This cozy 940 sq ft bungalow is situated on a large corner lot in mature Beverly Heights, known for its large trees and wide streets. Features include an open floor plan and has been recently upgraded throughout. It offers 4 bedrooms (2 up+2 down) and 2 full bathrooms. A separate entrance allows easy access to the basement. The exterior boasts a coveted west-facing backyard designed for entertaining featuring a pergola, vegetable garden, and ample space. Parking includes a double detached garage (with a new flat commercial roof), an additional parking pad, and abundant street parking. Location is everything, with proximity to schools and just minutes from the Edmonton River Valley and Rundle Park, alongside nearby golf courses and a ski hill. A quick trip to Downtown Edmonton, Anthony Henday Drive, and Yellowhead Trail. The corner lot configuration also offers great future development potential. Enjoy one of the city's hidden gems in historic Beverly Heights. (id:6769)

Family room 3.48 m X 6.25 m

Bedroom 3 2.69 m X 3.74 m

Bedroom 4 3.11 m X 2.61 m

Storage 2.69 m X 2.69 m

Utility room 4.44 m X 2.59 m

Living room 3.57 m X 5.83 m

Dining room 3.5 m X 2.76 m

Kitchen 4.59 m X 2.51 m

Primary Bedroom 3.14 m X 3.66 m

Bedroom 2 3.12 m X 2.85 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate



**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.