



## Edmonton Alberta

\$459,900

Located on a beautiful quiet tree-lined street in Westmount, this long-term owner 2-bedroom bungalow sits on a massive 51' x 140' lot with endless potential. Full of tremendous character and awaiting your personal touch, this well-loved home offers hardwood flooring under the carpet, newer siding, soffit, fascia, eavestroughs, shingles, plus a newer hot water tank. The fully finished basement features a large recreation room, den, and a nostalgic vintage bar area with separate storage and space for additional fridges--perfect for entertaining. Outside you'll find a single detached garage, carport, and an abundance of rear parking. A perfect opportunity to renovate and transform this classic bungalow to its fullest potential while enjoying an incredible established Westmount location. (id:6769)

Recreation room 4.32 m X 7.46 m

Living room 5.86 m X 3.97 m

Dining room 3.38 m X 3 m

Kitchen 3.05 m X 2.81 m

Primary Bedroom 3.42 m X 2.6 m

Bedroom 2 3.25 m X 3.97 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.