



Edmonton Alberta

\$425,000

Welcome to this original owner, bi-level home on a quiet street in the highly desirable, family-friendly community of Duggan! Lovingly cared for by the same family for nearly 60 years, this 1968-built gem is ready for a new family to breathe some new life into it and love it for the next 60 years. The home features a fantastic layout with two finished levels, including a fully finished basement that provides ample extra living space. Situated on a spacious 579 m² lot with a sunny south-facing front exposure, the outdoor space is a true highlight. Enjoy a fully fenced and landscaped yard complete with a vegetable garden, storage sheds, and a detached double garage with convenient back lane access. Location is unbeatable—you are just steps away from schools, playgrounds, shopping, and public transit, with golf nearby. This is a rare opportunity to own and build some sweat equity into a well-maintained, classic property in a mature neighbourhood! Notable improvements include a newer furnace and roof. (id:6769)

Bedroom 4 3.09 m X 2.6 m

Bedroom 5 3.93 m X 2.58 m

Recreation room 5.84 m X 4.09 m

Workshop 1.99 m X 4 m

Laundry room 3.91 m X 3.35 m

Living room 4.77 m X 4.26 m

Dining room 4.15 m X 2.74 m

Kitchen 4.04 m X 4.08 m

Primary Bedroom 4.05 m X 3.29 m

Bedroom 2 3.75 m X 2.77 m

Bedroom 3 3.77 m X 2.6 m

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.nexthomehub.ca/>



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.