



## Edmonton Alberta

\$440,000

Park Allen Bungalow! Close to University of Alberta & Whyte Avenue, public TRANSIT & more! WALK to all that is CONVENIENT! The main floor features a MODERN motif w/ some classic CHARM. Real HARDWOOD floors accent the gray walls, cook in the WHITE, SOUTH facing kitchen w/ UPGRADED appliances; it looks onto the SIZEABLE rear yard. Relax at days end in the REFURBISHED 4 piece main bathroom, it has WOOD TRIMMED walls, & ceiling w/ upgraded, TILED tub surround, NEWER vanity & commode. 2 bedrooms, separated by the hallway (great for PRIVACY) complete the main floor. Base-Mint! 3 additional bedrooms are found, perfect for ROOM MATES; the 3 piece bathroom is refurbished w/ similar design ques from the upstairs restroom. UPGRADES include 100 amp service, a sump pump system, UPGRADED windows, shingles, & high efficiency furnace. Loads of PARKING too! Want a RENTAL, room mate opportunity, AIRBNB & access to one of the BEST neighborhoods in the City? This property offers all of it, see it you'll LOVE this place! (id:6769)

Bedroom 3 3.16 m X 3.3 m  
Bedroom 4 3.16 m X 3.32 m  
Bedroom 5 3.4 m X 3.29 m  
Utility room 5.22 m X 4.75 m

Living room 5.63 m X 4.13 m  
Kitchen 3.94 m X 3.53 m  
Primary Bedroom 3.13 m X 3.51 m  
Bedroom 2 3.13 m X 2.4 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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