



## Edmonton Alberta

\$375,000

Nestled in the heart of Historic Highlands, this charming 965 sq. ft. bungalow offers an incredible opportunity for investors or buyers seeking an affordable entry into a premium neighbourhood. The main floor features a bright, open living area, three bedrooms, and a professionally reglazed bathtub. The fully finished basement adds excellent functionality with a separate rear entrance, a spacious rec room, a fourth bedroom, and a second kitchen with natural gas line. Thanks to recent touch-ups, this home is entirely move-in ready. Outside, the property boasts a large backyard with a single detached garage and an expansive parking area with potential for a future garden suite. Location is paramount; you are situated just 300 metres from scenic Ada Boulevard, minutes from the Highlands Golf Club, and steps from the River Valley Trail System. Build equity or secure a prime rental property with this unbeatable value. (id:6769)

Family room 3.33 m X 7.14 m

Bedroom 4 3.28 m X 2.74 m

Utility room 3.95 m X 3.01 m

Second Kitchen 3.8 m X 3.56 m

Living room 3.87 m X 5.84 m

Kitchen 3.69 m X 3.05 m

Primary Bedroom 3.69 m X 2.42 m

Bedroom 2 2.78 m X 3.68 m

Bedroom 3 3.04 m X 2.46 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate



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