



## Edmonton Alberta

\$350,000

Beautifully renovated bungalow in Bellevue, perfectly positioned near the Highlands district and River Valley. This move-in ready home offers 3 bedrooms, 2 bathrooms, and 941 sqft above grade plus a fully finished basement with separate entrance and excellent suite potential. The main floor features large windows that fill the home with natural light, new vinyl plank flooring, a bright modern kitchen, dedicated dining area, and a cozy electric fireplace in the living room. Two bedrooms and an updated bathroom complete the main level, with patio doors from the second bedroom leading to the west-facing backyard - perfect for a home office or flex space. The basement includes a living room, bedroom, full bathroom, and a small office or yoga room. Major upgrades include windows, electrical, furnace (2021), hot water tank (2020), and shingles (2015). Located just minutes from the River Valley, Ada Boulevard, Highlands Golf Club, Concordia University, parks, cafes, and downtown. (id:6769)

Bedroom 3 3.94 m X 3.63 m

Bonus Room 2.57 m X 2.1 m

Recreation room 3.17 m X 7.93 m

Laundry room 2.95 m X 1.68 m

Utility room 3.32 m X 2.89 m

Living room 4.06 m X 3.52 m

Dining room 4.06 m X 2.59 m

Kitchen 3.44 m X 3.18 m

Primary Bedroom 3.52 m X 3.65 m

Bedroom 2 3.11 m X 3.2 m

Listing Presented By:



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