



## Edmonton Alberta

\$239,500

Situated on a tree-lined street in the heart of Highlands, this cozy bungalow sits on a 33' x 138' lot and offers an excellent opportunity for first-time buyers, investors, or those planning a future build. The functional layout includes a bright living room, practical kitchen, 1 bedroom and a 4-piece bath. The mostly finished basement with a spacious rec room, laundry area, and plenty of storage has room to develop additional bedrooms. The deep backyard features mature trees, a back deck, a storage shed, and ample room to enjoy or improve over time. Whether you're looking for a rental property while planning redevelopment or a home to renovate at your own pace, this property offers plenty of potential in one of Edmonton's most established neighbourhoods. (id:6769)

Recreation room 6.79 m X 6.16 m

Utility room 3.72 m X 3.52 m

Living room 4.01 m X 3.75 m

Kitchen 3.45 m X 2.53 m

Primary Bedroom 2.92 m X 2.71 m

Storage 1.47 m X 1.06 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**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.