



## Edmonton Alberta

\$399,900

This charming & well-maintained semi-bungalow is the perfect opportunity for homeowners & investors alike! Built in 1949, this character home offers both charm & modern updates, making it ideal for immediate occupancy or strong rental potential. Discover a spacious & functional layout featuring 2 large bedrooms upstairs & a main floor boasting a bright & expansive living room on one side & an open-concept dining & kitchen area on the other. The basement is finished with a spacious rec room, a 3rd bedroom, a 3 piece bath & designated laundry room. Some Features include, a newer Metal roof, newer front steps, vinyl windows a massive fully fenced yard. Steps from NAIT, KINGSWAY Mall & Royal Alexandra hospital. Located down the street from the Alberta Aviation Museum & Superstore. DOWNTOWN is a 10 min drive with easy access to public transit as well as short distance to the KINGSWAY/ROYAL ALEX LRT station. (id:6769)

Bedroom 3 3.02 m X 3.06 m

Recreation room 6.7 m X 3.85 m

Living room 7.11 m X 3.96 m

Dining room 2.22 m X 3.34 m

Kitchen 4.88 m X 3.34 m

Primary Bedroom 4.66 m X 4.67 m

Bedroom 2 4.66 m X 4.17 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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