



## Edmonton Alberta

\$499,900

Incredible opportunity in Malmo Plains! 3-bed bungalow on a regular 51'x120' lot (568 m<sup>2</sup>), RF1 zoning -- splittable into two lots for infill development. Fully finished basement. Major upgrades done: high-efficiency furnace (2015), roof (2015), hot water tank (2023), and many triple-pane vinyl windows -- no major capital expenses for years. Hardwood floors throughout the main level with great natural light. Eat-in kitchen with tile flooring. Three main-floor bedrooms and full bath. Basement with own kitchen, bedroom, living area, and updated bath. Double detached garage with back lane access. Prime south Edmonton location near Southgate Centre, U of A, Century Park LRT, schools, parks, and new hospital development. Investor, family, or builder -- this property delivers. (id:6769)

Living room 3.65 x 5.48

Dining room 2.89 x 3.35

Kitchen 3.65 x 3.65

Primary Bedroom 3.65 x 3.41

Bedroom 2 3.50 x 2.83

Bedroom 3 3.35 x 2.83

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited



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