



## Edmonton Alberta

\$344,900

This solid 1.5-storey home has been lovingly cared for and is an excellent option for a growing family, investment property, or infill opportunity. The main floor features a bright living room, kitchen, dining area, one bedroom, and a full bathroom. Upstairs, you'll find two additional generously sized bedrooms. The fully finished basement features a second kitchen, a spacious recreation room, and a 3-piece bathroom, and is equipped with its own private stacker washer. Basement is not a legal suite. A rear lane provides easy access to the double oversized detached garage, complete with a cement parking pad for additional parking. Meticulously maintained inside and out, this home is situated on a corner lot along a tree-lined street, just minutes from schools, shopping, the downtown core, and the River Valley trail system. Enjoy an easy commute to everywhere. (id:6769)

Living room 4.95 m X 3.42 m

Dining room 2.97 m X 3.41 m

Kitchen 2.39 m X 3.87 m

Primary Bedroom 2.9 m X 3.89 m

Bedroom 2 3.24 m X 3.58 m

Bedroom 3 3.63 m X 4.26 m

Listing Presented By:



Originally Listed by:  
Front Door Real Estate

<http://www.rockypagalan.com/>



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