



Edmonton Alberta

\$394,800

Welcome to a SOLID 1150 sf Woodcroft bungalow, perfectly situated on massive, prime 47x140 foot WEST-BACKING lot on a beautiful TREE-LINED boulevard street. Located in a BOOMING area amongst opulent infill homes across the street, this property is a stable investment with great access to Westmount Mall, Coronation Rec Centre, A+ Schools, Groat Road, & Yellowhead Trail. Home features 3 upper bdms/2 lower potential bdms, along with 2 bathrooms. Nice Oak kitchen, laminate flooring, hardwood in the dining room, & convenient built-ins in both the living & dining rooms. The spacious downstairs family room includes a wood burning fireplace. Mechanical & exterior updates include a 2004 furnace, a 2017 hot water tank, 100-amp service (2005), & durable vinyl siding, soffits, fascia, & capped windows. Out back, you will find a 22x24' garage boasting a newer \$4000 custom oversized door. The property stands as an ideal renovation project to keep costs low, or a PREMIER SITE to build your DREAM HOME! (id:6769)

Family room 6.64 m X 3.75 m

Bedroom 3 2.99 m X 2.35 m

Bedroom 4 3.87 m X 3.02 m

Bedroom 5 3.78 m X 2.9 m

Laundry room 2.16 m X 2.01 m

Second Kitchen 3.81 m X 2.16 m

Living room 5.18 m X 4.08 m

Dining room 2.83 m X 2.38 m

Kitchen 3.57 m X 2.93 m

Bedroom 2 2.99 m X 2.56 m

Primary Bedroom 4.02 m X 2.99 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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