



## Edmonton Alberta

**\$390,000**

This charming 1,222 sq. ft. home offers exceptional potential with 4 bedrooms, 2 bathrooms, and a fully finished basement, all on a quiet, tree-lined street in one of Edmonton's most desirable mature communities. Enjoy the prime Bellevue location, just minutes to schools, pools, parks, downtown and the trendy Highlands restaurant and shopping district. The home retains much of its original character while featuring updated windows, a newer hot water tank, and a renovated main-floor bathroom. The primary bedroom is on the main level, with two additional bedrooms upstairs. The finished basement offers a spacious fourth bedroom, updated 3-piece bathroom, large family room, and laundry area--perfect for guests or extended family. Set on a large 524 sq. m. fully fenced lot, the yard is beautifully blooming and ideal for outdoor enjoyment. An insulated double garage completes this wonderful package. Fantastic location, great potential, and a welcoming community. (id:6769)

**Bedroom 4** Measurements not available

**Living room** 3.51 m X 5.22 m

**Dining room** 3.49 m X 3.58 m

**Kitchen** 3.49 m X 2.62 m

**Primary Bedroom** 3.51 m X 3.25 m

**Bedroom 2** 3.23 m X 4.27 m

**Bedroom 3** 3.23 m X 3.7 m

Listing Presented By:



Originally Listed by:  
One Percent Realty

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