



## Edmonton Alberta

\$345,000

Rare opportunity on a 637.88 sq. meter lot in the heart of Woodcroft. This 968 sq. ft. bungalow offers excellent outdoor space and strong future potential. Inside, the main level includes a spacious living room, three bedrooms, and a functional kitchen with oak cabinetry. The developed basement provides additional living space with a second kitchen, fourth bedroom, large recreation room, laundry area, and a 3-piece bathroom featuring a large shower. Enjoy a generous backyard with patio and mature apple and plum trees. Parking is well covered with a detached garage, carport, and wide driveway. A solid home in a mature, well-connected neighborhood. (id:6769)

Bedroom 4 2.65 m X 4.27 m

Utility room 3.14 m X 3.88 m

Laundry room 4.34 m X 3.86 m

Storage 3.93 m X 1.47 m

Recreation room 73.68 m X 4.26 m

Living room 4 m X 5.54 m

Kitchen 4.48 m X 3.33 m

Primary Bedroom 3.39 m X 3.98 m

Bedroom 2 3.45 m X 3.45 m

Bedroom 3 3.46 m X 2.72 m

Listing Presented By:



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