



Edmonton Alberta

\$325,000

Step inside this charming bungalow perfectly positioned near downtown yet nestled in a calm residential pocket. Freshly painted throughout, the home shines with a modernized upper level featuring new cabinetry, hardware, lighting, and updated kitchen appliances—ready for you to move right in. A private rear entrance leads to the basement, offering excellent flexibility for creating separate suites, ideal for investors or buyers seeking rental income. Location is unbeatable: quick access to 97th Street, the Yellowhead, Kingsway Mall, NAIT, Grant MacEwan, and downtown conveniences. Outdoors, enjoy a large backyard with a sprawling double deck and a dedicated dog run with its own house. Storage and parking are abundant thanks to a double garage, three extra stalls, and a handy shed. Whether you're a student, professional, or investor, this property delivers lifestyle, opportunity, and space all in one. (id:6769)

Den 2.68 m X 3.1 m

Utility room 3.06 m X 3.06 m

Living room 5.12 m X 3.69 m

Kitchen 3.65 m X 3.92 m

Primary Bedroom 3.25 m X 3.65 m

Bedroom 2 3.42 m X 3.1 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<https://www.edmontonhomemarketing.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.