



## Edmonton Alberta

\$349,000

Investors, builders, and smart homeowners! This meticulously maintained bungalow sits on a rare, oversized lot with unparalleled front, side, and rear alley access. The magic lies in its future potential: a separate side entrance potential for a legal basement suite, while the massive lot width makes it a prime candidate for a high-value infill/ redevelopment project. Step inside to a bright, open-floor-plan living room with a large window that floods the space with natural light. The adjacent dining area features patio doors leading directly to the deck, creating a seamless indoor-outdoor flow. Down the hall are light-filled bedrooms offering cozy, inviting spaces. The lower level features a fully finished basement with a rumpus room, entertainment bar, convenient half bath, and ample storage. Outside, enjoy a sunny rear deck, garden space, and a double detached garage with an attached carport. Minutes from top schools, transit, shopping, dining, and parks. Vacant and ready for immediate possession. (id:6769)

Living room 3.88 m x Measurements not available    Primary Bedroom 3.31 m x Measurements not

Dining room 2.48 m x Measurements not available    available

Kitchen 3.47 m x Measurements not available    Bedroom 2 3.44 m x Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Masters



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