



Edmonton Alberta

\$305,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Attention first-time home buyers and investors! Welcome to this freshly renovated bungalow in the established community of Montrose, offering 2+1 bedrooms, 2 full baths and a fully finished basement with a separate entrance. The bright main floor features 2 bedrooms, a full bathroom and a spacious living area, along with an updated kitchen and plenty of natural light. Downstairs, you'll find a fully finished basement offering even more functional living space, including a 3rd bedroom, full bathroom and a wet bar/kitchenette with cabinetry, counter space, sink and mini fridge--perfect for entertaining, guests or extended family. Recent improvements include new shingles in 2026, giving the next owner added peace of mind. Outside, enjoy a fenced backyard along with a single detached garage. Conveniently located close to schools, shopping and public transit, with quick access to 118 Avenue and Yellowhead Trail. (id:6769)

Family room 5.02 m X 2.59 m

Bedroom 3 3.41 m X 2.63 m

Second Kitchen 2.84 m X 2.5 m

Laundry room 2.27 m X 2.61 m

Living room 5.21 m X 3.18 m

Kitchen Measurements not available

Primary Bedroom 3.2 m X 3.21 m

Bedroom 2 3.19 m X 2.75 m

Listing Presented By:



Originally Listed by:
HonestDoor Inc

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



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