



## Edmonton Alberta

\$450,000

Welcome to this beautifully maintained bungalow, ideally situated on a 50' x 150' corner lot offering excellent potential for future development. The home features 2 bedrooms, 1 bathroom, hardwood flooring, and a finished basement providing additional living and recreational space. The home features a newer hot water tank and newer shingles, while the high-efficiency furnace provides reliable heating and comfort. Enjoy an amazing location in a quiet, family-friendly neighbourhood, conveniently located near schools, parks, and all essential amenities, with easy access to public transit. The spacious corner lot features a beautifully landscaped and meticulously maintained lawn, offering plenty of outdoor space for relaxing, entertaining, and enjoying the surrounding greenery. With its generous lot size and prominent corner location, this property presents exciting possibilities for future development while offering a comfortable and well-maintained home in a desirable location. (id:6769)

Living room 3.88 m X 4.67 m

Kitchen 2.78 m X 3.86 m

Primary Bedroom 3.91 m X 3.16 m

Bedroom 2 3.7 m X 2.64 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://seanrealestate.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.