



## Edmonton Alberta

\$415,000

Great starter home or investment opportunity. 1086 sqft bungalow of long-time owner. Modern 1991 floor plan. Quietly located in a keyhole crescent road in the Montrose neighborhood. Kitchen open to living and dining rooms. Master bedroom with 2-piec bath. Three bedrooms on main floor. Developed basement: rumpus room, 4th & 5th bedrooms and rough-in bathroom plumbing. 1 00amp electrical service. Newer HWT. Modern plumbing pipes. Direct access to basement off backdoor. New windows in basement (2022). Patio off kitchen. Front drive double attached insulated garage (has interior access to house). Newer shingles, eaves troughs and gutter guards. New fence around the full circumference of the yard. Back alley offers access to rear yard. Easy access to Yellowhead Trail and all other major arterial roadways. Make this house your home ... (id:6769)

Recreation room Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Living room 3.9 m X 2.85 m

Dining room 3.35 m X 2.85 m

Kitchen 3.85 m X 2.9 m

Primary Bedroom 3.65 m X 3.35 m

Bedroom 2 2.9 m X 3.15 m

Bedroom 3 2.95 m X 2.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.wadeklimchuk.com/>



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