

Edmonton Alberta

$489,900

A rare opportunity in the desirable community of Sherbrooke! This 4-bedroom, 2-bathroom bungalow sits on an impressive 1,164 sq m lot, offering an abundance of outdoor space for gardening, entertaining & relaxing, making it a gardener's dream. One of the larger lots in the area, it also offers exciting possibilities for future redevelopment. A unique feature is the permitted commercial kitchen, offering added flexibility for a variety of uses. Numerous updates include renovations in 2024, new furnace & hot water tank, electrical upgrades, added insulation in 2026, central A/C (2024) & roof (2017). Additional features include updated flooring, new stainless steel appliances, extra basement fridge & two sets of washers & dryers. Whether you're looking for space to enjoy, room to grow or future possibilities, this property offers a rare combination of size, versatility & opportunity! Located near shopping, schools, parks & major commuter routes, with easy access to downtown and surrounding amenities. (id:6769)

Bedroom 4 3.28 m X 5 m
Second Kitchen 3.86 m X 4.64 m
Recreation room 3.91 m X 7.77 m
Storage 2.77 m X 1.82 m
Utility room 3.92 m X 3.67 m
Living room 4.01 m X 5.72 m

Dining room 4.07 m X 2.77 m
Kitchen 4.07 m X 2.83 m
Primary Bedroom 3.4 m X 3.33 m
Bedroom 2 3.4 m X 2.76 m
Bedroom 3 2.97 m X 3.08 m

Listing Presented By:



Originally Listed by:
REMAX River City

https://daveschmitz.ca/

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.