



Edmonton Alberta

\$349,900

CORNER-LOT bungalow in Kensington on large lot: 598m²/6,437 sq ft zoned RF2 for single-family, duplex or multifamily development up to an 8-plex. 4 bed (3+1), 2 full baths (1 up, 1 down). Timeless charm and exciting potential for renovation or redevelopment. Rear entrance is ideal for creating a future legal basement suite. Basement is the perfect way to add value by finishing. 1,061 sq. ft. above grade with 3 bedrooms, living room, spacious kitchen w/genuine wood cabinetry, dining area & 4-piece bath. Original hardwood preserved beneath the carpet on main floor. Vinyl windows, Downstairs: large rec room w/electric fireplace, dry bar, 1 bedroom (w/raised floor for added warmth), 3-piece bath, laundry & cold room/pantry. Basement flooring already removed for a fresh start. High-efficiency furnace (2011), new backwater valve (Aug 2026), fenced yard (2021). Rear patio, yard and detached double garage. 3 blocks to Superstore and steps to transit. (id:6769)

Bedroom 4 3.92 m X 3.51 m

Laundry room 2.2 m X 3.47 m

Recreation room 5.11 m X 8.03 m

Utility room 2.82 m X 5.67 m

Living room 4.48 m X 4.1 m

Dining room 2.63 m X 3 m

Kitchen 3.99 m X 4.21 m

Primary Bedroom 3.51 m X 3.51 m

Bedroom 2 3.18 m X 3.32 m

Bedroom 3 3.18 m X 2.46 m

Listing Presented By:



Originally Listed by:
REMAX River City

<http://sarahkeats.remax.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.