



## Edmonton Alberta

\$399,000

FINISHED BASEMENT WITH SPARATE ENTRANCE AND 2ND KITCHEN, ON HUGE LOT 55' WIDE FRONT---  
Welcome to Homesteader. Ideally located w/in walking distance to schools/shopping. You can easily grab your fishing pole, jump on your bike, or you can walk to the Kennedale Ravine. From there you can make your way through some of the most beautiful scenery down to the river valley. From this property you're only 6 min away from the Clearview Community Centre & a few min to Walmart & more. This bungalow has had extensive upgrades: the entire electrical system is upgraded to copper, also the insulation/drywall in the exterior walls have been upgraded. There's a newer furnace, HWT & AC unit. This bungalow has a double rear attached oversized garage. There's LED lighting, some triple pane windows, new shingles (2019), a fenced yard & so much more. In short: 4 bed, 2 bath, a basement kitchenette, 5 eavestrough, mature trees, spacious yard & great location. A must see. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
smartPRO Realty



**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.