



## Edmonton Alberta

\$318,000

Welcome to this well-maintained bungalow in the family-friendly community of Lauderdale, offering over 1,090 sq ft of living space and endless potential. The main floor features a bright & spacious living room filled with natural light, a functional kitchen with ample cabinet space, and a dedicated dining area perfect for family meals and entertaining. You'll find three bedrooms on the main level, including a generous primary bedroom, along with a full 4-piece bathroom. The expansive unfinished basement provides an excellent opportunity to add additional bedrooms, a recreation room, home gym, or whatever best suits your needs. Situated on a mature lot in a convenient north Edmonton location, you'll enjoy easy access to schools, parks, shopping, public transit, Yellowhead Trail, and downtown Edmonton. Whether you're a first-time buyer, investor, or someone looking to build equity through future improvements, this solid Lauderdale bungalow offers exceptional value and plenty of room to grow. (id:6769)

Living room 3.79 m X 6.12 m

Dining room 3.78 m X 2.34 m

Kitchen 3.78 m X 2.24 m

Primary Bedroom 3.78 m X 4.03 m

Bedroom 2 3.79 m X 3.07 m

Bedroom 3 2.7 m X 3.07 m

Listing Presented By:



Originally Listed by:  
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