



## Edmonton Alberta

\$369,000

This charming and well-maintained bungalow in Calder is a fantastic opportunity for investors, developers, or first-time buyers. The main floor features three bedrooms, including a primary with a private 2-piece ensuite, a bright 4-piece bath, a spacious living room, and a generous dining area that flows into the updated kitchen with brand-new stainless steel appliances. The basement adds even more value with a fourth bedroom, a large recreation area, and plenty of storage. Recent upgrades provide peace of mind, including a metal roof (2016), newer windows, newer furnace, central A/C, and an on-demand hot water system. Out back, you'll find an oversized (28 x 26) heated double detached garage, a large patio perfect for entertaining, and extra space for RV parking. Ideally located near schools, shopping, transit, and a nearby off-leash dog park (id:6769)

Family room Measurements not available

Bedroom 4 3.64 m X 3.61 m

Living room 5.97 m X 3.69 m

Dining room 2.4 m X 3.94 m

Kitchen 2.43 m X 3.94 m

Primary Bedroom 3.95 m X 3.01 m

Bedroom 2 3.47 m X 2.95 m

Bedroom 3 3.08 m X 2.84 m

Listing Presented By:



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