



## Edmonton Alberta

\$250,000

Opportunity awaits in this 1964 bungalow-style half duplex, perfect for renovators, investors, or first-time buyers looking to build equity. Offering 3 bedrooms and 1 full bathroom above grade, this home features a functional layout with plenty of natural light. The basement is unfinished, providing a blank canvas to develop additional living space to suit your needs. Key mechanical updates have already been completed, including newer windows, furnace, hot water tank, and central air conditioning--adding comfort and peace of mind. Outside, enjoy a fully fenced yard, ideal for pets, kids, or future landscaping projects. Conveniently located close to schools, shopping, and everyday amenities. With solid bones and great potential, this is your chance to bring your vision to life and create a space that truly shines. (id:6769)

Living room 4.64 m X 4.27 m

Dining room 2.63 m X 3.26 m

Kitchen 3.21 m X 3.38 m

Primary Bedroom 3.14 m X 4 m

Bedroom 2 2.58 m X 4.02 m

Bedroom 3 3.14 m X 2.83 m

Listing Presented By:



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Liv Real Estate

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