



## Edmonton Alberta

\$310,000

A great opportunity to buy a home that needs updating and cosmetic TLC, but has a price that allows you to enjoy sweat equity in exchange for your time and effort. The main floor of this (approximately) 1100 square foot bungalow with solid bones has a bright and spacious living room, dining space, eat-in kitchen, family bathroom and three bedrooms. Basement is finished with a large recreation room with wet bar, laundry room and potential to complete a bathroom. Situated on a large corner lot with a huge 26' x 24' detached garage. Roof shingles are approximately 5 years old. Location is amazing and literally steps away from two schools, regular/French immersion K-6 (public) plus Catholic K-6. You're also just steps away from Delwood Park, playground and the Delwood Community League which has an outdoor rink and a great building to host private functions, take yoga classes and other activities. (id:6769)

Family room 11.6 m X 3.7 m

Laundry room 3.4 m X 2.1 m

Living room 6.3 m X 3.5 m

Dining room 2.4 m X 2.3 m

Kitchen 3.4 m X 2.7 m

Primary Bedroom 3.6 m X 3.3 m

Bedroom 2 3.2 m X 2.7 m

Bedroom 3 3.4 m X 2.4 m

Breakfast 2.5 m X 1.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.myedmontonhomes.ca/>

**RE/MAX ELITE**

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