



## Edmonton Alberta

\$335,000

2 double garages, almost 1/4 acre lot, close to schools & parks & a family friendly floor plan perfect for the growing family & legal suite potential for the investor. The 1100+ sqft bungalow offers 3 beds, 2 full baths, original hardwood floors, mostly new windows & a part finished basement. The newer oversized garage features 220v power, heat and is fully insulated. Located on a 1/4 acre lot on a quiet street in the Glengarry neighbourhood walking distance to the desirable Glengarry Park, public transit, shopping, restaurants, & only 3 blocks from St. Matthew Elementary School & Archbishop O'leary High School. This is an excellent opportunity to build your equity in a home that will always hold its resale value due to the huge lot size. Other info includes: Mostly new windows, mid-efficient furnace, older roof & HWT, kitchen updated approximately 10 years ago & taxes \$3150 for 2023. So what are you waiting for? Come take a peek & fall in love. (id:6769)

Recreation room 7.01 m X 3.65 m

Living room 5.18 m X 3.96 m

Dining room 2.43 m X 3.04 m

Kitchen 3.04 m X 2.13 m

Primary Bedroom 3.96 m X 3.04 m

Bedroom 2 3.04 m X 3.04 m

Bedroom 3 3.04 m X 2.43 m

Listing Presented By:



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