



## Edmonton Alberta

\$355,000

ATTENTION INVESTORS or a first time home buyers! This fully upgraded half-duplex bungalow in the welcoming community of Sakaw is just 5 minutes from the new LRT - making it ideal for easy commuting. The main floor offers a functional layout with a separate living room, dining area, and kitchen , plus 3 bedrooms and a full 4-piece bathroom. The FULLY FINISHED BASEMENT with SEPARATE ENTRANCE adds incredible value - featuring a spacious family room, second kitchen , laundry area, 2 more bedrooms, and another full bathroom. Located on a bus route and close to schools, shopping, and the transit centre with quick access to Anthony Henday, this home has all the convenience and comfort. (id:6769)

Family room 3.7 m X 5.21 m

Bedroom 4 2.67 m X 3.49 m

Bedroom 5 2.65 m X 3.49 m

Second Kitchen 3.78 m X 4.7 m

Laundry room 1.63 m X 1.35 m

Living room 4.6 m X 3.62 m

Dining room 2.5 m X 3.57 m

Kitchen 3.27 m X 3.42 m

Primary Bedroom 3.01 m X 3.9 m

Bedroom 2 3.01 m X 2.4 m

Bedroom 3 2.58 m X 3.08 m

Listing Presented By:



Originally Listed by:  
Century 21 Smart Realty

<https://century21smart.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)