



## Edmonton Alberta

\$275,000

HANDICAP-ACCESSIBLE property with widened bedroom doors, open bathroom, and ramp! This 973 sq.ft. 3 bedroom bungalow is an ideal first home due to affordability, a great down-sizing option to allow you to age in place, or an investor's dream because of the side entry allowing for a legal suite to be easily added. The property does need updating throughout, but the flexibility of what you can do with it makes it a perfect choice. Plus it is located close to transit, shopping, schools, amenities, and a quick drive to 97 Street, which has so many businesses, and of course easy access to the Henday or downtown. Check this property out while it lasts! (id:6769)

Laundry room 6.66 x 5.56

Storage 6.82 x 5.56

Living room 3.87 x 4.35

Dining room 3.12 x 2.67

Kitchen 3.04 x 3.23

Primary Bedroom 3.61 x 3.21

Bedroom 2 2.44 x 3.11

Bedroom 3 3.36 x 2.55

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net