

Edmonton Alberta

$430,000

RARE OPPORTUNITY FOR SPACE & POTENTIAL! Situated on an expansive 9655 sqft (0.22-acre) lot, this inviting 1400 sqft bungalow offers a huge, private backyard framed by mature trees, with room to explore adding a garage or garden suite (subject to City approval). Inside, enjoy sun-filled living spaces, hardwood floors, crown mouldings & fresh paint. The spacious living room leads up to a cozy family room with stunning stone w/b fireplace; kitchen has all NEW travertine flooring, brick backsplash, fridge & d/w. This level also has 2 bedrooms (formerly 3) and a 4-pce bath. Downstairs has rec & games areas, gas fireplace on thermostat, cozy carpet, den/office, 3-pce bath, laundry & workshop/storage. Relax on the patio and enjoy the wonderful backyard with a fire pit and space for a trampoline, swimming pool, or expand the home's footprint - endless possibilities. Just down the street from Fraser School (K-6), services, trails to the river valley & super access to Anthony Henday, Victoria Trail & Manning Drive! (id:6769)

Den 3.97 m X 2.99 m
Recreation room 7.9 m X 2.8 m
Games room 4.06 m X 3.31 m
Workshop 3.93 m X 3.34 m
Laundry room 1.81 m X 1.42 m

Living room 4.81 m X 5.63 m
Kitchen 5.37 m X 3.46 m
Family room 5.79 m X 3.54 m
Primary Bedroom 5.93 m X 4.38 m
Bedroom 2 3.33 m X 3.21 m

Listing Presented By:



Originally Listed by:
Century 21 Leading

http://www.arlie.ca/

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