



Edmonton Alberta

\$399,000

Charming Rundle Heights Bungalow with Income Potential. This spacious bungalow sits on a quiet street and offers an excellent opportunity to build equity with a few updates. Featuring 3 large bedrooms + den, 2.5 bathrooms (including a 2-pc ensuite), and a formal dining area, this home has all the right bones for comfortable family living. The bright, open kitchen and living room are perfect for gatherings, while the hardwood floors throughout the main floor add warmth and character. The fully finished basement provides extra living space, and outside you'll find an oversized double garage, RV parking, and a generous 50 ft wide (607 m?) lot for outdoor enjoyment. Location is unbeatable—just one block from both public and Catholic schools, with Rundle Park, the River Valley, public transit, and quick access to downtown, Anthony Henday, and Yellowhead all minutes away. (id:6769)

Bedroom 4 4.43 m X 3.93 m

Laundry room 5.48 m X 3.93 m

Bedroom 5 2.67 m X 3.99 m

Recreation room 12.75 m X 8.19 m

Utility room 1.93 m X 2.17 m

Living room 6.42 m X 3.66 m

Dining room 2.8 m X 2.88 m

Kitchen 3.72 m X 3.91 m

Primary Bedroom 4.11 m X 3.56 m

Bedroom 2 4.12 m X 2.73 m

Bedroom 3 3.06 m X 2.62 m

Listing Presented By:



Originally Listed by:
Sterling Real Estate

<http://www.bestedmontonrealestate.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.