



## Edmonton Alberta

**\$299,999**

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

This charming 2-bedroom, 1-bath bungalow is perfectly situated just minutes from the ravine and Floden Park in the heart of Beverly Heights, offering a rare blend of nature, space, and potential. The home has been thoughtfully refreshed with new flooring and fresh paint throughout, creating a clean, move-in-ready feel. Set on an impressive 50 ft x 120 ft corner lot, the property offers outstanding outdoor space and future possibilities. Inside, you'll find a spacious layout with generously sized bedrooms, ample closet storage, and a south-facing orientation that floods the home with natural sunlight all day long. A separate side entrance leads to a partially finished basement featuring a bonus room and excellent opportunity for further development. Completing the package is a large double detached garage with brand-new garage doors, making this home an exceptional find for buyers seeking comfort today with strong long-term potential. (id:6769)

Bonus Room 3.74 m X 2.71 m

Kitchen 2.87 m X 2.99 m

Living room 5.28 m X 3.57 m

Primary Bedroom 3.09 m X 3.5 m

Dining room 1.79 m X 4.03 m

Bedroom 2 4.18 m X 2.76 m

**Ahmad Sai**  
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