



Edmonton Alberta

\$469,900

A rare find with this fantastic southside location home in beautiful Rideau Park neighbourhood close to shopping including Southgate mall, Elementary to High schools plus a Catholic school. This spacious 3 plus 1 bedroom bungalow boasts 1400 square feet, 2 woodburning fireplaces, an eat in kitchen and is nestled on an oversized 8166 sq. ft lot backing onto greenspace and a walking trail with no homes behind. Loaded with potential this original owner home (pet free) was quality built by Lange. Some upgrades include two high efficiency furnaces (2008 & 2021) with one furnace heating the main floor and one heats the basement perfect for future development. Some new triple pane windows, newer shingles (2017), soffit and fascia. The basement is partially developed with a large family room and fireplace, bedroom and 2 pc bath with a rough in for a shower. The 2 car attached garage is insulated and drywalled and the huge yard is chain link fenced and has a fantastic producing Harlson apple tree in the back yard. (id:6769)

Living room 4.08 m X 6.23 m

Family room 3.85 m X 7.16 m

Bedroom 4 3.26 m X 3.48 m

Recreation room 2.93 m X 4.63 m

Storage 1.86 m X 4.64 m

Dining room 2.79 m X 3.04 m

Kitchen 2.97 m X 4.98 m

Primary Bedroom 4.23 m X 4.77 m

Bedroom 2 3.63 m X 3.46 m

Bedroom 3 3.2 m X 2.71 m

Listing Presented By:



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