



## Edmonton Alberta

\$329,000

Well-cared-for 770 SqFt 2 + 2 Bungalow in Beverly Heights located on a quiet residential street & a ~6,000 SqFt lot. Features include paved front & rear driveway for multiple vehicles/RV, a landscaped yard with an updated front porch, & spacious living area with built-in wall unit. The kitchen offers stainless steel appliances, upgraded cabinets & eating nook with a south-facing window. The main floor includes 2 large bedrooms & full bath with walk-in bath/shower. The fully finished basement adds 2 more bedrooms, second full bath, newer LG SS Washer & Dryer, & reinforced windows. Upgrades include High-Efficiency Lennox Furnace, Central A/C, Tankless Hot Water, newer shingles & ADT security system. Enjoy a large (south-facing) landscaped backyard with concrete patio, planters, updated fencing, 2 sheds & a single detached garage. In a mature neighbourhood and < 10 min drive to shopping, downtown, Yellowhead Trail, & Anthony Henday Drive. Walking distance to Public Transit (~2 mins) & River Valley (~10 mins) (id:6769)

Den 4.39m x 5.59m

Bedroom 3 3.54m x 3.46m

Bedroom 4 3.48m x 2.57m

Living room 4.08m x 4.45m

Kitchen 4.26m x 3.42m

Primary Bedroom 4.50m x 2.52m

Bedroom 2 2.97m x 3.75m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://radsells.com/>



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