



## Edmonton Alberta

\$365,000

Welcome to this charming bungalow in the heart of Beverly, one of Edmonton's most established communities, just minutes from the North Saskatchewan River Valley, scenic trails, parks, and everyday amenities. This well-maintained home is perfect for first-time buyers, downsizers, or investors. The main floor features 2 bedrooms, while the fully finished basement offers a second kitchen, separate laundry, and a versatile den/office. Enjoy outstanding curb appeal with low-maintenance hardscaping, a tranquil fish pond. The private backyard is perfect for relaxing or entertaining. Numerous updates include a furnace (2021), new appliances (2025), upgraded electrical panel, and updated insulation, Central AC(2017). Move-in ready and full of charm, this is a fantastic opportunity in a desirable river valley community. (id:6769)

Family room 5.12 m X 3.34 m

Den 3 m X 2.68 m

Living room 6.55 m X 3.33 m

Dining room 3.92 m X 3.41 m

Kitchen 3.86 m X 3.41 m

Primary Bedroom 3.58 m X 3.06 m

Bedroom 2 3.28 m X 2.96 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://yuewang.com/>



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