



Edmonton Alberta

\$399,990

Corner-lot character meets income potential, just one block from Ada Boulevard. Set on a 120' x 50' lot in Beverly Heights, this versatile bungalow offers options for homeowners and investors. The bright main floor features hardwood flooring, a spacious living room with a wood-burning stove, an open dining area, a colourful kitchen with quartz countertops, two bedrooms and a full bathroom. The fully finished basement includes a legal suite with a separate entrance, second kitchen, full bathroom and generous living space. Updates include the roof and eavestroughs in 2019, furnace motor in 2020, and windows and hot water tank in 2021. Outside, the mature yard features a Saskatoon berry shrub, along with apple and plum trees, along with a deck, patio and oversized single detached garage. Close to shopping, parks, golf and river valley trails, and public transit. This property offers flexibility, character and convenience on an impressive corner lot. (id:6769)

Recreation room 21'4" x 22'10"

Second Kitchen 13'3" x 15'4"

Storage 7'4" x 8'5"

Living room 13'1" x 15'5"

Dining room 13'5" x 6'11"

Kitchen 13'3" x 15'4"

Primary Bedroom 9'6" x 13'8"

Bedroom 2 9'9" x 11'6"

Listing Presented By:



Originally Listed by:
Real Broker



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