



## Edmonton Alberta

\$439,999

Malmo Plains is a highly sought-after, family-friendly community, with an exceptional south central location. A short drive to the University of Alberta, Southgate Centre, LRT, schools & parks, shopping & more right at your doorstep! ORIGINAL OWNER! Well-maintained bungalow sits on a HUGE 54.6' x 129' LOT (7,018 sq.ft) with excellent potential for renovations, or, in-fill development. Enjoy the large backyard with a fully finished OVERSIZED double car garage and extra concrete parking. The main floor of the home offers approx. 1,190 sq.ft, featuring vaulted ceilings w/ beautiful wooden beam finishes, large upgraded vinyl windows, spacious family room, open concept living area, full kitchen, 3 bedrooms, and a full 4-piece bathroom. Upgraded furnace, HWT, shingles & 100 amp electrical. The large finished basement is perfect for future suite development w/ a SEPARATE SIDE ENTRANCE, spacious laundry area, a huge family room w/ fireplace, bedroom, and bathroom. (Some photographs have been virtually enhanced.) (id:6769)

Bedroom 4 Measurements not available

Living room 20'1 x 12'1

Dining room 9 m x Measurements not available

Kitchen 8'3 x 13'5

Primary Bedroom 10'9 x 14'1

Bedroom 2 10'1 x 10'11

Bedroom 3 9'3 x 12'6

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

<http://www.johnphoa.com/>



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