



## Edmonton Alberta

\$329,900

Original owner! This well maintained, upgraded bungalow is a true character home! An excellent investment, zoned RF3. 2+1 bedrooms, 2 baths, 2 kitchens, separate entrance leading to basement apartment, loaded with original features & renos. Main floor highlights include: living room with hardwood floors & vintage room divider, eat in kitchen with built in ironing board, stainless steel appliances, plenty of storage & dining area, 2 spacious bedrooms & full bath. The 1950's retro style basement is well planned with kitchen #2, living room #2 with classic vintage theme wet bar, bedroom #3 & bathroom with walk in shower. Additional upgrades: sewer line (2013), vinyl siding & insulation, capped windows, shingles, H2O tank, furnace. Front drive, oversized single garage is 22x16, fenced & landscaped, apple trees & gardens, buffered by a treed boulevard/service road providing privacy & quiet. Close to River Valley, Concordia College, NAIT, LRT, quick access to Hwy 16, Henday, City Centre, schools & shopping. (id:6769)

Family room 3.3 m X 6.99 m

Bedroom 3 2.5 m X 3.59 m

Laundry room 1.78 m X 3.1 m

Second Kitchen 2.14 m X 4.54 m

Utility room 1.32 m X 2.49 m

Living room 4.31 m X 4.83 m

Dining room 2.93 m X 1.82 m

Kitchen 2.93 m X 2.98 m

Primary Bedroom 3.85 m X 3.71 m

Bedroom 2 2.92 m X 3.71 m

Listing Presented By:



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