



## Edmonton Alberta

\$1,049,999

Welcome to 6403 132 Street NW in sought-after Grandview Heights. This spacious bungalow offers 1,576 sq ft above grade with 4 bedrooms and 3 bathrooms, plus a fully finished lower level for added flexibility. The main floor features a bright living room with large windows and fireplace, dining area, functional kitchen, main floor laundry, 3 bedrooms, and 2 bathrooms. The lower level includes a large recreation room, additional bedroom, office/den, bathroom, laundry, utility space, and kitchen area. Situated on a mature 836.9 m<sup>2</sup> / approx. 9,008 sq ft RS-zoned lot with approx. 70 ft frontage and 125-132 ft depth, fenced yard, detached garage, and newer roof. Excellent potential to live in, rent out, renovate, or explore future redevelopment opportunities subject to City approval. Close to ravine trails, river valley access, schools, parks, shopping, transit, and major routes. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited



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