



## Edmonton Alberta

\$489,888

Situated on a large corner lot in sought-after Ottewell, this bright and versatile bungalow offers exceptional potential for investors, multi-generational living, or first-time buyers. The main floor features an inviting living room with large picture window, a spacious eat-in kitchen, and three bedrooms plus a full bath. The lower level offers a separate entrance leading to a bright second kitchen, two bedrooms, a full bath, and generous family room with cozy gas fireplace—ideal for suite potential. Numerous updates include newer vinyl plank flooring, fresh paint, and a newer hot water tank. Enjoy the mature, private yard with fruit trees, patio area, and single detached garage. Conveniently located just steps from schools, parks, and transit with easy access to Capilano Mall, downtown, and major routes. A solid home with excellent value and income flexibility in one of Edmonton's most established neighbourhoods. BRAND-NEW FURNACE (installed Jan. 2026)! (id:6769)

Family room 5.18 m X 4.64 m

Second Kitchen 3.88 m X 2.5 m

Bedroom 5 3.37 m X 3.15 m

Bedroom 6 3.65 m X 3.05 m

Living room 5.83 m X 3.65 m

Dining room 2.55 m X 2.27 m

Kitchen 4.54 m X 2.64 m

Primary Bedroom 4.19 m X 3.33 m

Bedroom 2 3.16 m X 2.73 m

Bedroom 3 3.43 m X 2.64 m

Listing Presented By:



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RE/MAX Excellence

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