



## Edmonton Alberta

\$417,000

Welcome to this charming bungalow in Balwin, where timeless character meets thoughtful modern updates. The upper level features three bedrooms, a full bathroom, and abundant vintage charm throughout, while a separate entrance leads to the newly finished basement - a beautifully curated space with designer touches, including a stunning second kitchen, a full bathroom with walk-in shower, a bedroom, and an inviting living area, complete with large windows, new flooring and lighting, and fresh paint. Step outside to your private, south-facing backyard, beautifully landscaped with mature perennials and lush greenery. A serene retreat for relaxing or entertaining. A double detached garage and large driveway provide ample parking. New roof in 2021. Ideally located within walking distance to two elementary schools, with additional schools, amenities, shops, and cafes just minutes away, this is a rare opportunity for extended families, investors, or anyone seeking a turn key home. (id:6769)

Bedroom 4 3.25 m X 4.05 m

Second Kitchen 3.93 m X 4.57 m

Recreation room Measurements not available x 7.3 m

Living room 4.58 m X 4.51 m

Dining room 3.67 m X 2.58 m

Kitchen 3.67 m X 2.48 m

Primary Bedroom 3.66 m X 3.08 m

Bedroom 2 3.66 m X 2.6 m

Bedroom 3 2.94 m X 3.1 m

Listing Presented By:



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