



## Edmonton Alberta

\$460,000

Beautifully RENOVATED BUNGALOW in a quiet Balwin neighborhood. This home offers 5 BEDROOMS and 2 FULL WASHROOMS. The main floor features a spacious living area, open-concept upgraded kitchen and dining, 3 good-sized bedrooms, and an updated full bath--ideal for family living. The fully finished basement has a SEPARATE SIDE ENTRANCE, SECOND KITCHEN, 2 BEDROOMS, and a FULL BATHROOM. Additional features include a fully fenced yard, double detached garage, NEWER SHINGLES, updated FURNACE, and some newer WINDOWS. Conveniently located within walking distance to schools, daycare, shopping plaza, public transit, Northgate Mall, and all essential amenities. (id:6769)

Bedroom 4 4.04 m X 2.92 m

Bedroom 5 4.5 m X 2.64 m

Second Kitchen 2.93 m X 3.89 m

Living room 5.13 m X 6.34 m

Dining room 2.2 m X 1.79 m

Kitchen 3.75 m X 2.5 m

Primary Bedroom 3.79 m X 3.51 m

Bedroom 2 3.63 m X 2.7 m

Bedroom 3 3.37 m X 3.52 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**Ahmad Sai**  
RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net