



## Edmonton Alberta

\$425,000

This spacious 3+1 bedroom bungalow in the heart of Balwin features a SECOND KITCHEN with stainless steel appliances in the basement! On the main floor, the bright and spacious eat-in kitchen offers modern cabinetry and plenty of room for casual dining. The huge master bedroom easily fits a king-sized bed and additional furniture. The main bathroom includes heated flooring, stylish tiles, and a deep soaker tub. Recent updates include vinyl windows, new eavestroughs, a 100-amp panel, a new furnace, and a new hot water tank. The durable metal roof adds lasting durability. The basement provides even more living space with one bedroom, a large bathroom with a shower, a laundry room, and a second eat-in kitchen with generous counter space. Outside, the detached 24x22 garage is insulated, features 220-volt power, and includes a gas line—ideal for heating or a workshop. The private, south-facing backyard is fully fenced, perfect for soaking up the sun. Steps to schools, parks & transit. Perfect for families! (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Utility room Measurements not available

Laundry room 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:



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Ohmer Realty



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