



Edmonton Alberta

\$224,900

Welcome to this charming 1949 built bungalow in the family community of Balwin north Edmonton. Boasting a 50' X 120' lot situation directly across Princeton School and Park. The handyman special requires some cosmetic upgrades, it features 1 bedroom and bathroom on the main floor as well as an open space used as a bedroom and additional bathroom in the basement. The home has seen newer upgrades including the high efficiency furnace about 12 years ago, new 100amp electrical panel in 2023, and new shingles in 2025. The lot is currently zoned RS-Small Scale Residential allowing for many rebuild opportunities including single family detached and multi-unit housing. There are 3 parks, 2 schools, and the community center within blocks. All grades of school, shopping in walking distance, public transport right at front roadway. (id:6769)

Bedroom 2 2.6 m X 3.98 m

Laundry room Measurements not available

Living room 5.67 m X 2.84 m

Kitchen 3.47 m X 2.77 m

Primary Bedroom 3.45 m X 2.76 m

Listing Presented By:



Originally Listed by:
Front Door Real Estate

<http://www.randyarndt.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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