



## Edmonton Alberta

\$429,600

**EXCELLENT VALUE!** This solid bungalow located in the established Avonmore neighborhood is a perfect opportunity for first time buyers or investors. Featuring 5 bedrooms, 2 kitchens & SEPARATE ENTRANCE presenting lots of future possibilities! The main floor has a spacious living room with a large picture window allowing plenty of light, an elegant dining area with built in cabinetry, the kitchen has lots of counterspace. The main level is completed with 3 generous bedrooms & family bathroom. The fully finished basement has 2 bedrooms, large rec room, 2nd KITCHEN, bathroom & ample storage space. Shingles replaced in 2023, furnace replaced in 2015 and hot water tank replaced in 2023, Main floor new flooring. On large lot 15.50 x 36.50 meters (51 x 120 ft) with detached garage & large parking area & enclosed boat/RV parking space off back lane. In established community with boulevard trees & parks. Great location just off Argyll Road with easy access to transportation, shopping & schools. (id:6769)

Den Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Bedroom 5 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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Royal LePage Noralta Real Estate

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