



## Edmonton Alberta

\$525,000

Tucked into a quiet cul-de-sac in the desirable community of Argyll, this charming bungalow sits on a spacious pie lot with plenty of room for pets, gardening, or even expanding the garage. The main floor features a bright living room with original hardwood floors overlooking the park across the street, plus a separate dining room and an eat-in kitchen. Recent upgrades include sidewalks, shingles, a high efficiency furnace, on demand hot water, air conditioning, windows, door & insulation giving you peace of mind for years to come. The home has been converted to offer a large primary bedroom alongside a second bedroom upstairs. Downstairs has been partially redeveloped with more upgrades; electrical, plumbing, a 3 piece bath and framing completed, just needs your cosmetic idea to finish it off Just a block from Mill Creek Ravine and steps to the Velodrome, with quick access to transit, shopping, schools, and churches, this location has it all. (id:6769)

Living room 6.75 m X 3.49 m

Dining room 2.89 m X 2.45 m

Kitchen 4.16 m X 3.44 m

Primary Bedroom 4.36 m X 3.4 m

Bedroom 2 3.49 m X 3.03 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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