



## Edmonton Alberta

\$379,900

WALKABLE BONNIE DOON, EXCEPTIONAL POTENTIAL! One and half story in Bonnie Doon in the heart of the French Quarter. Charming 4 bedroom 2 bath home ready for immediate possession. South facing with mature trees. The house has plenty of space - a cozy living room with coved ceilings, bright eat-in kitchen, two bedrooms, and full 4-piece bathroom. The finished loft upstairs provides extra space - perfect for an office or kids room. The basement is mostly finished with a third bedroom, 3-piece bathroom, laundry, and a self-contained studio in-law suite with a kitchen and living area. The oversized double garage has plenty of space, including an unfinished loft for storage. There are many options for this site - 44 x 122 feet. Brand new shingles. Easy access to downtown, LRT, shopping; walkable coffee shops, pubs, ravine and cultural events; shaded streets with mature trees and an active, welcoming community. Welcome home! (id:6769)

Bedroom 4 3.709 m X 3.496 m

Second Kitchen 3.534 m X 3.256 m

Laundry room 2.907 m X 2.284 m

Living room 5.068 m X 4.066 m

Kitchen 4.073 m X 4.039 m

Primary Bedroom 3.999 m X 3.546 m

Bedroom 2 3.545 m X 2.989 m

Bedroom 3 9.501 m X 1.928 m

Listing Presented By:



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