



## Edmonton Alberta

\$550,000

Directly across from the ravine and situated on a generous 650 m<sup>2</sup> lot, this rare Bonnie Doon property offers the space, setting, and lifestyle that make this community so highly sought after. Imagine enjoying ravine views, endless walking and biking trails, and the charm of a mature, tree-lined neighbourhood right outside your door. The expansive lot provides ample room to create the outdoor lifestyle you've always envisioned, while the highly desirable location offers convenient access to Whyte Avenue, Bonnie Doon Centre, Campus Saint-Jean, parks, schools, public transit, and LRT connections. The existing 1,060 sq. ft. bungalow features a bright living room, functional kitchen, 2 bedrooms, and a 4-piece bathroom. The fully finished basement includes a second kitchen, recreation room, additional bedroom, bathroom, laundry area, and separate entry. An exceptional opportunity to own a sizeable property in one of Edmonton's most sought-after communities. (id:6769)

Bedroom 3 3.80m x 3.16m

Recreation room 6.86m x 3.04m

Second Kitchen 4.13m x 3.99m

Laundry room Measurements not available

Utility room Measurements not available

Living room 3.51m x 6.50m

Dining room 2.4 m<sup>2</sup>

Kitchen 3.49m x 2.93m

Primary Bedroom 3.52m x 3.51m

Bedroom 2 3.49m x 2.81m

Bonus Room 4.58m x 2.43m

Mud room 2.48m x 2.46m

Listing Presented By:



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