



## Edmonton Alberta

**\$299,999**

This unique 3-bedroom, 2-bath 1.5-storey home sits on a generous 52' x 124' lot on a quiet residential street, directly across from Beacon Heights Elementary School and park. The upper level features two well-sized bedrooms with separate heating, while the main floor offers flexible living space, including a third bedroom and a dedicated office area. The raised and extended basement includes a fully separate side entrance, bedroom, flex space, and its own laundry, and a full bathroom, making it an excellent foundation for future development or added family space. A single detached garage provides added convenience, and the roof was replaced in 2024. With convenient access to public transit, the Yellowhead, and 50th Street, daily commuting and errands are simple. Whether you're looking for a family home you can make your own or exploring the property's long-term potential, this one offers a solid opportunity in a great location. (id:6769)

Bedroom 4 Measurements not available

Bedroom 3 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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RE/MAX River City

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**RE/MAX**  **River City**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)