



## 12136 38 Street Edmonton AB

\$310,000

Affordably priced, this charming 3-bedroom bungalow is nestled on a tranquil tree-lined street. The residence features a generously sized living room, kitchen cabinets, and a convenient walk-in pantry. Additionally, the basement is fully developed, comprising a spacious recreational area, two bedrooms, a bathroom, and a laundry room. The property includes a delightful yard complete with a large, covered patio, alongside a substantial double garage, equipped with a furnace. While maintaining its upkeep, selective enhancements may be desired, yet the property is competitively priced to reflect this aspect. In summary, this property represents a compelling investment opportunity.

Listing Presented By:



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