



## 6312 144 Avenue Edmonton AB

\$350,000

TERRIFIC OPPORTUNITY! This solid AFFORDABLE bungalow sits on a massive lot in desirable McLeod and is the perfect property for first time buyers or investors. Featuring 5 bedrooms, 2 bathrooms and a SEPARATE ENTRANCE, this spacious home has so much potential! The sunny living room has a large picture window providing tons of natural light, a formal dining room/den and big kitchen with white cabinetry. The main floor is completed with a family bathroom, 3 generous bedrooms, the primary with plenty of closet space and 2 pce ensuite. The basement is fully finished with 2 additional bedrooms, recreation room, laundry and the separate entrance opens up lots of future possibilities! The huge yard is fully fenced with lots of mature trees, a patio, deck and double garage. Close to Londonderry mall & leisure centre, great schools and parks. Early viewing is essential!!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

Michel@EstephanGroup.com  
<http://www.estephangroup.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)