



## Edmonton Alberta

\$428,000

Welcome home to this unique and character-filled bungalow nestled in the heart of Grovenor—one of Edmonton's most desirable mature neighborhoods. Surrounded by tree-lined streets, parks, and trails, this home offers over 2,000 sq ft of total living space across two levels. The main floor features two bedrooms, currently set up as a hair salon and massage studio, making it perfect for a home-based business or easy conversion back to bedrooms. You'll love the old-world charm, original detailing, skylights offering natural light in living room and kitchen, original hardwood and cozy ambiance throughout. The fully finished basement adds two more bedrooms, electric sauna, ideal for family, guests, or rental potential. Whether you're drawn by the lifestyle of a walkable, nature-rich community, just 1 block from McKinnon Ravine, or seeking a home with versatile live-work options, this Grovenor gem is full of opportunity. The large RF3 zoned lot is also perfect for future redevelopment. (id:6769)

Family room 5.31 m X 6.1 m

Bedroom 3 4.13 m X 3.7 m

Bedroom 4 3.05 m X 3.6 m

Living room 5.01 m X 6.3 m

Dining room 4.29 m X 2.7 m

Kitchen 3.23 m X 4.1 m

Primary Bedroom 4.26 m X 3.9 m

Bedroom 2 2.6 m X 3.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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