



## Edmonton Alberta

\$350,000

Rare opportunity in Gold Bar, a quiet, well-located neighborhood with excellent access to downtown, the river valley, schools, parks, and amenities. This 2-bedroom bungalow offers 1,137 sq. ft. above grade and sits on a 50' x 110' lot directly across from a park, with a double detached garage. Ideal for a buyer with vision, the home requires renovation but offers strong potential in a desirable location. The main floor features two bedrooms and one full bathroom, with an additional full bathroom in the basement; the basement does not currently contain a bedroom. Observed features include vinyl windows and a high-efficiency furnace, with age and condition to be verified by the buyer. The roof appears to require replacement, and the home will require work throughout, including flooring, kitchen, bathrooms, basement, and exterior. Offered as-is, where-is, with no warranties or representations. Any appliances remaining on closing are included as-is, and the seller is not certain whether they are operational. (id:6769)

Office 3.65 m X 2.29 m

Cold room 1.11 m X 3.87 m

Recreation room 3.56 m X 10.83 m

Living room 5.26 m X 4.04 m

Dining room 3.05 m X 2.68 m

Kitchen 4 m X 4.19 m

Primary Bedroom 3.82 m X 5.3 m

Bedroom 2 2.7 m X 3.26 m

Listing Presented By:



Originally Listed by:  
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