



11523 91 Street Edmonton AB

\$255,000

Welcome to this charming over 1000 sq ft bungalow located in the vibrant Alberta Avenue neighborhood, ideal for investors or first-time home buyers! This home offers 4 bedrooms, 2 bathrooms, and a fully finished basement with a separate entrance. The main floor features a bright, spacious living room, 3 bedrooms, and a kitchen with an adjacent dining area that leads out to a generously sized deck, perfect for entertaining. Recent upgrades include a new roof, a newer furnace, and a hot water tank. With just a few finishing touches and fixes, this home has fantastic potential. The basement includes a roughed-in kitchen with a fridge, stove, sink, bedroom, living room, and bathroom--perfect for added flexibility. The property also boasts a single garage with RV parking in the back. Situated in a community known for its mature trees and character homes, this house is within walking distance to schools, NAIT, Kingsway Mall, and public transit. With easy access to downtown

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