



## Edmonton Alberta

\$304,900

Affordable 700 sqft bungalow on a 50x124 LOT in an established Edmonton neighbourhood -- ideal for first-time buyers, investors, or developers. Main floor features 2 bedrooms, open living/dining, and a charming white kitchen with newer LVP throughout. Beautifully updated 4-pc bath (2018) boasts a tiled walk-in shower, soaker tub, and modern vanity. Fully finished basement adds a secondary kitchen, family room, flex rooms, 3-pc bath, and laundry -- great for extended family or storage. Outside is a fenced yard with mature trees, RV parking, covered deck, and single detached garage (new roof 2018, motorized door). Updates include REPLACED SEWER LINE & BACK FLOW VALVE! AND NEWER HOT WATER TANK! Easy to tenant! BONUS: South neighbouring lot also available (11809), creating a rare assembly opportunity for developers. Steps to schools, transit, shopping, and quick access to downtown and Yellowhead Trail. Move in, rent out, or redevelop -- the choice is yours! (id:6769)

Family room 2.98 m x Measurements not available	Dining room 1.1 m x Measurements not available
Den 2.77 m x Measurements not available	Kitchen 4.06 m x Measurements not available
Storage 2.1 m x Measurements not available	Primary Bedroom 2.9 m x Measurements not available
Laundry room 3.32 m x Measurements not available	Bedroom 2 2.9 m x Measurements not available
Living room 3.13 m x Measurements not available	

Listing Presented By:



Originally Listed by:  
Lux Real Estate Inc

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