



## Edmonton Alberta

\$279,500

Timeless & Upgraded bungalow nestled on a 45 x 125 sq. ft. lot, located directly across from a park in the Alberta Avenue neighborhood. This home features 2 spacious bedrooms on the main floor, a 4-piece bathroom w/ a claw tub, a large living room w/ refinished hardwood flooring throughout, fresh paint, & a renovated kitchen w/ newer cabinetry, appliances, countertops, a built-in pantry, plus a stunning sink overlooking the green space. The side door entry leads to the unfinished basement w/ a restored foundation featuring 3 1/2 -inch-thick walls & a floor w/ new plumbing for a bathroom, & 100-amp electrical service. The large backyard is perfect for entertaining & summer get-togethers around the fire pit, plus a concrete pad for additional space. Park in the double garage & use for storage. Enjoy the morning sunrise on the large front deck and chain linked fenced front yard. This property is steps from the revitalized 118 avenue districts & restaurants. Perfect first-time home buyer or investment property. (id:6769)

Living room Measurements not available x 4 m

Dining room Measurements not available x 3.4 m

Kitchen Measurements not available x 4.7 m

Primary Bedroom Measurements not available x

3.1 m

Bedroom 2 Measurements not available x 3.1 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://jeff-keasey.c21.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.