



## Edmonton Alberta

\$304,999

134 FOOT LOT!! GREAT INVESTMENT!! This beautiful Delton bungalow has everything you need and more. As you enter you are greeted with an open living room leading into your functional kitchen where you can enjoy cooking your favourite meals. The main floor also offers a huge primary bdrm, another generous sized bdrm & 4 pc bath. This is a great investment opportunity, home for a first-time buyer or anyone looking to downsize. It even offers a separate entrance right into the bsmnt which is the perfect mother-in-law suite complete with a kitchen, living space, 3rd bdrm & 4 pc bath. Head out to your HUGE backyard and enjoy plenty of space for those summer BBQs, garden beds for those with a green thumb and a detached oversized 26 x 26 & 9 ceilings dbl garage. Located on a quiet street and minutes away from Kingsway Mall, Nait, Downtown, lots of schools, playgrounds & easy access to major commuting routes and public transportation. Welcome Home! SOME PHOTOS ARE VIRTUALLY STAGED. (id:6769)

Bedroom 3 2.77 m X 3.33 m

Recreation room 6.16 m X 4.26 m

Utility room 2.84 m X 3.93 m

Second Kitchen 3.14 m X 2.72 m

Living room 5.35 m X 3.64 m

Kitchen 3.05 m X 3.32 m

Primary Bedroom 4.17 m X 3.64 m

Bedroom 2 3 m X 3.32 m

Breakfast Measurements not available

Listing Presented By:



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