



## Edmonton Alberta

\$375,000

Welcome to this lovingly maintained home in the heart of Wellington, offered for sale by its original owner. Nestled in a convenient location and directly facing a green space, this property offers endless potential. Inside, this bungalow features a functional layout with spacious living areas and plenty of natural light. A wood fireplace can be found on both levels. The kitchen looks out onto the bright yard and boasts a gorgeous brick feature wall. 3 spacious bedrooms and a 4 piece bathroom complete the main floor. The fully finished basement adds extra space as well as a den and second bathroom. The southwest-facing backyard is ideal for a sunny retreat and boasts an oversized double garage. A rear entrance adds investment potential. This is a rare opportunity to own a solid, well-cared-for home in a family-friendly neighbourhood with mature trees, schools, and parks just steps away. Welcome home! (id:6769)

Den 2.83 m X 3.51 m

Recreation room 5.13 m X 12.84 m

Storage 3.85 m X 6.75 m

Utility room 2.92 m X 2.64 m

Living room 3.68 m X 2.9 m

Dining room 4.53 m X 2.65 m

Kitchen 3.98 m X 5.09 m

Primary Bedroom 3.97 m X 2.94 m

Bedroom 2 2.87 m X 3.71 m

Bedroom 3 3.11 m X 4.19 m

Listing Presented By:



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