



Edmonton Alberta

\$280,000

Welcome to this cozy raised bungalow in the heart of Balwin -- an ideal opportunity for first-time buyers, young families, or savvy investors. Situated directly across from a peaceful park, this home offers both comfort and convenience. The main level, built with a durable CONCRETE FLOOR, features a bright and spacious Living Room, a functional Kitchen with a Dining Area, two Bedrooms, and a full 4pc Bathroom. Downstairs, the FULLY-FINISHED BASEMENT comes complete with a SEPARATE ENTRANCE, a 3rd Bedroom, a large Family/Rec Room, another FULL Bath and with a built-in BAR. Enjoy evening sun in the private west-facing backyard, ideal for BBQs & outdoor gatherings. The yard includes a large concrete patio, oversized single garage with ample rear parking, and additional space suitable for an RV or a boat. Located within walking distance to schools, playgrounds, and public transit. Minutes from shopping, Yellowhead Trail, and Fort Road -- this location makes commuting and daily errands a breeze. Don't miss out! (id:6769)

Family room 4.12 m X 3.79 m

Bedroom 3 3.42 m X 3.34 m

Recreation room 3.8 m X 3.18 m

Laundry room 2.81 m X 1.9 m

Living room 5.21 m X 4.25 m

Dining room 3.13 m X 1.92 m

Kitchen 4.13 m X 2.44 m

Primary Bedroom 3.66 m X 3.38 m

Bedroom 2 3.28 m X 2.94 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<http://kirilledmontonhomes.ca/>

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