



## Edmonton Alberta

\$298,900

CORNER LOT. Welcome to this 3-bedroom, basementless bungalow situated on a fantastic 48' x 109' corner lot, offering plenty of space and exciting future potential. The main floor features approximately 1130 sq. ft. of living space with hardwood flooring, a bright living & dining area, a spacious kitchen, three bedrooms, a full 4-piece bathroom & convenient main-floor laundry. This home has had many numerous upgrades in recent years. Outside, you'll find a fully fenced yard, patio & garden space, along with a detached garage providing additional parking, storage, or workshop space. The generous corner lot provides excellent outdoor space & flexibility for buyers looking to renovate, invest, or explore future redevelopment possibilities, subject to City approval. Whether you're a first-time buyer, investor, renovator, or developer, this property offers an excellent opportunity to add value & make it your own. Walking distance to schools & shopping. (id:6769)

Living room 6.38 m X 3.37 m

Dining room 3.55 m X 1.98 m

Kitchen 6.99 m X 2.87 m

Primary Bedroom 3.23 m X 3.24 m

Bedroom 2 3.23 m X 4.4 m

Bedroom 3 2.69 m X 3.33 m

Laundry room 2.71 m X 1.86 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.ynottony.ca/>



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