



## Edmonton Alberta

\$319,900

Situated on a spacious corner lot (37.8m x 15.4m) in the established community of Athlone, this bungalow offers exceptional value with both immediate livability and future redevelopment potential, including the possibility for multi-home builds (subject to city approval). Enjoy rear lane access, ideal for trailer or RV parking, along with a single detached garage. The home features fresh paint, 3 comfortable bedrooms, a bright, functional bathroom, and a kitchen with solid oak cabinetry offering ample storage. Recent updates include a newer hot water tank, toilet, dishwasher, soffits, and eaves, with shingles replaced approximately 10 years ago. The private, fully fenced yard features a 6-foot maintenance-free fence, perfect for relaxing or entertaining. All appliances are included, making the home move-in ready. Whether you're a first-time buyer, investor, or builder, this property offers strong potential and a fantastic location to bring your vision to life. (id:6769)

Living room 6.4m x 5.3m

Dining room 3.1m x 2.9m

Kitchen 3.9m x 2.9m

Primary Bedroom 3.2m x 3.2m

Bedroom 2 3.1m x 2.7m

Bedroom 3 2.7m x 2.7m

Laundry room 2.7m x 1.8m

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

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