



## 14506 31 Street Edmonton AB

\$329,900

EASY LIVING! Next door to everything, this 1080+ sq. ft. 3 Bed, 2 1/2 Bath Bungalow in KIRKNESS is perfect for first home buyers & investors. This functional floor plan features new carpet & luxury vinyl plank flooring, freshly painted throughout most of the home, newer shingles (4yrs) & a large eat in kitchen. The basement is uniquely laid out with 2 separate areas with soundproof/fireproof ROXUL INSULATION throughout the ceiling and walls & a centrally located stacked washer and dryer. On one side you'll find a self contained area with a 2nd kitchen, living/sleeping space and a 3pce bathroom. To the right you'll find a mostly finished space with a framed and plumbed in area for a 4th bathroom, a wet bar, den and a large family room. Fully fenced and landscaped with fruit bearing trees/shrubs, this already impressive home comes with a large WEST FACING BACKYARD with back-alley access & room to build a garage. Close to all amenities including schools and retail shopping. DON'T MISS THIS ONE!

Listing Presented By:



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