



## Edmonton Alberta

\$315,000

Welcome home! Nestled in the desirable Kirkness community, this charming 3-bedroom bungalow offers a fantastic opportunity for first-time homebuyers or investors. Built in 1982, this home features a spacious layout, modern updates, and a prime location. The inviting living room, filled with natural light, is perfect for relaxing or entertaining. The cozy dining area is ideal for family dinners, while the functional kitchen with new lino flooring offers ample cabinetry and counter space. The main level includes a primary bedroom w/ generous closet space, two versatile additional bedrooms, and a modern 4-piece bathroom. The basement features a large family room, an additional bedroom, a hobby room, a 3-piece bathroom, and plenty of storage. The property includes a concrete driveway that extends the entire length of the lot, offering ample parking space. Located on a 386.88 m lot, this bungalow provides a perfect balance of indoor/outdoor living close to schools, parks, shopping, public transport! (id:6769)

Family room 6.67 m X 3.13 m

Bedroom 4 3.04 m X 2.74 m

Hobby room 4.14 m X 2.22 m

Living room 3.93 m X 4.6 m

Dining room 3.49 m X 2.56 m

Kitchen 3.65 m X 2.43 m

Primary Bedroom 3.65 m X 2.98 m

Bedroom 2 3.04 m X 2.34 m

Bedroom 3 3.35 m X 2.43 m

Listing Presented By:



Originally Listed by:  
Bode

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca