



## Edmonton Alberta

\$455,000

Lovely Lynnwood! Beautifully maintained bungalow by current owners. Room to grow value here. Solid build to work with but can use some modern updates in a bath and kitchen. Create your own plan. 6092 lot size. 1049 sq foot main floor house + full basement. All sorts of wonderful services & retail close by. 400 metre walk to new Meadowlark LRT. Basement fully redone in 2004 (new everything + backflow valve). Suite potential absolutely. Beautiful original hardwood on main well protected for years. Seller discloses hardwood under lino in upper hallway too. Triple-pane windows & roll shutters. Garage is 24'x24' insulated & plywood finished walls and ceiling & includes workbench, shelves, grinder, vice & storage cupboards. Cozy 3-season sunroom adds pleasant mosquito free function to backyard. Good tasting apple + plum trees. The radicchio is coming up too! Unique Acme wood stove/oven in basement supplements heat & cooking if ever a long loss of power (included as-is, where is). (id:6769)

Family room 7.17 m X 3.83 m

Bedroom 4 3.76 m X 3.54 m

Laundry room 5.3 m X 2.94 m

Cold room 3.32 m X 2.04 m

Living room 5.33 m X 4.03 m

Dining room 2.95 m X 2.45 m

Kitchen 3.74 m X 3.44 m

Primary Bedroom 4.05 m X 3.19 m

Bedroom 2 3.41 m X 3.21 m

Bedroom 3 3.04 m X 3.03 m

Listing Presented By:



Originally Listed by:  
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