



## Edmonton Alberta

\$345,000

BEAUTIFUL BRITANNIA YOUNGSTOWN! First time on the market! Large, 3 Bedroom Bungalow features a Country-style kitchen w/ granite countertops. Laundry is located on the main floor as well as roughed-in in the basement. With a separate entrance, there is a possibility to add a secondary suite. Upgrades & Updates: New Sewer Line, HWT & Furnace ('21), Roof - 35 year shingles ('17), Eaves Troughs ('23). OVERSIZED, HEATED, DOUBLE GARAGE (23'1 x 29'1: 673 sq ft) w/ 10' Ceilings. Located in a mature west end, neighbourhood. It is in close proximity to parks (including views from the front window!), community league, skating rink, schools & shopping (Mayfield Common). Only a 20 MINUTE DRIVE DOWNTOWN (30 MINS. TRANSIT or 20 MINS. BIKE RIDE). 20 mins. walk to the future LRT Station. Easy access to the Yellowhead. Designated School: St. Francis Xavier. LARGE LOT! 50' x 130' (603 m2) - ideal for future infill or subdivision or someone looking for a sweat equity opportunity. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
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